



# 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

0422-23

<b>Part 1: Tax Deed Application Information</b>					
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	DAVIS SANDRA DIANNE 2971 CHANCE RD MOLINO, FL 32577 2971 CHANCE RD 12-0189-300 BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP DESC OR 3260 P (Full legal attached.)	Certificate #	2019 / 6799		
		Date certificate issued	06/01/2019		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2019/6799	06/01/2019	1,337.44	66.87	1,404.31	
# 2020/7174	06/01/2020	1,342.05	67.10	1,409.15	
<b>→ Part 2: Total*</b>				<b>2,813.46</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,813.46	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,257.04	
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	
<b>7. Total Paid (Lines 1-6)</b>				<b>4,445.50</b>	
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: <u><i>Candice deus</i></u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>April 27th, 2021</u>		

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	59,188
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 + 12.50

**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.

BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP DESC OR 3260 P 572 FOR POB N 89 DEG 54 MIN 9 SEC E ALG N LI 1331 27/100 FT TO W LI OF PROP DESC OR 2767 P 318 N 0 DEG 3 MIN 6 SEC E ALG W LI 656 77/100 FT TO N LI OF SW 1/4 OF SEC S 89 DEG 47 MIN 46 SEC W ALG N LI 1329 33/100 FT TO NW COR OF SW 1/4 S 0 DEG 13 MIN 20 SEC W ALG W LI OF SEC 654 07/100 FT TO POB OR 3894 P 102 AND BEG AT NW COR OF NE 1/4 OF SW 1/4 OF SEC ELY ALG N LI 626 77/100 FT S 0 DEG 3 MIN 6 SEC W 30 FT WLY PARL TO N LI 626 77/100 FT TO W LI N 0 DEG 3 MIN 6 SEC E 30 FT TO POB OR 3894 P 105 OR 6202 P 418

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100355

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
12-0189-300	2019/6799	06-01-2019	BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP DESC OR 3260 P 572 FOR POB N 89 DEG 54 MIN 9 SEC E ALG N LI 1331 27/100 FT TO W LI OF PROP DESC OR 2767 P 318 N 0 DEG 3 MIN 6 SEC E ALG W LI 656 77/100 FT TO N LI OF SW 1/4 OF SEC S 89 DEG 47 MIN 46 SEC W ALG N LI 1329 33/100 FT TO NW COR OF SW 1/4 S 0 DEG 13 MIN 20 SEC W ALG W LI OF SEC 654 07/100 FT TO POB OR 3894 P 102 AND BEG AT NW COR OF NE 1/4 OF SW 1/4 OF SEC ELY ALG N LI 626 77/100 FT S 0 DEG 3 MIN 6 SEC W 30 FT WLY PARL TO N LI 626 77/100 FT TO W LI N 0 DEG 3 MIN 6 SEC E 30 FT TO POB OR 3894 P 105 OR 6202 P 418

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode  Account  Reference →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p>Reference: 082N312301000003                  Account: 120189300                  Owners: DAVIS SANDRA DIANNE                  Mail: 2971 CHANCE RD                  MOLINO, FL 32577                  Situs: 2971 CHANCE RD 32577                  Use Code: IMPROV. AGRICULTURAL-RESIDENTIAL                   Taxing Authority: COUNTY MSTU                  Tax Inquiry: <a href="#">Open Tax Inquiry Window</a>                  Tax Inquiry link courtesy of Scott Lunsford                  Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$7,578</td> <td>\$169,961</td> <td>\$177,539</td> <td>\$118,376</td> </tr> <tr> <td>2019</td> <td>\$7,578</td> <td>\$161,587</td> <td>\$169,165</td> <td>\$115,791</td> </tr> <tr> <td>2018</td> <td>\$7,544</td> <td>\$152,967</td> <td>\$160,511</td> <td>\$113,661</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Market Value Breakdown Letter</a></p> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <p style="text-align: center;"><a href="#">File for New Homestead Exemption Online</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p>	Year	Land	Imprv	Total	Cap Val	2020	\$7,578	\$169,961	\$177,539	\$118,376	2019	\$7,578	\$161,587	\$169,165	\$115,791	2018	\$7,544	\$152,967	\$160,511	\$113,661
Year	Land	Imprv	Total	Cap Val																	
2020	\$7,578	\$169,961	\$177,539	\$118,376																	
2019	\$7,578	\$161,587	\$169,165	\$115,791																	
2018	\$7,544	\$152,967	\$160,511	\$113,661																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/17/2007</td> <td>6202</td> <td>418</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>11/1995</td> <td>3894</td> <td>102</td> <td>\$10,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers                  Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/17/2007	6202	418	\$100	OT		11/1995	3894	102	\$10,000	WD		<p><b>2020 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION</p> <p><b>Legal Description</b> </p> <p>BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP DESC OR 3260 P 572 FOR POB N...</p> <p><b>Extra Features</b></p> <p>CARPORT                  METAL BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
08/17/2007	6202	418	\$100	OT															
11/1995	3894	102	\$10,000	WD															

**Parcel Information** [Launch Interactive Map](#)

Section Map Id:  
08-2N-31

Approx. Acreage:  
20.2964

Zoned:   
Agr


Evacuation & Flood Information  
[Open Report](#)

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

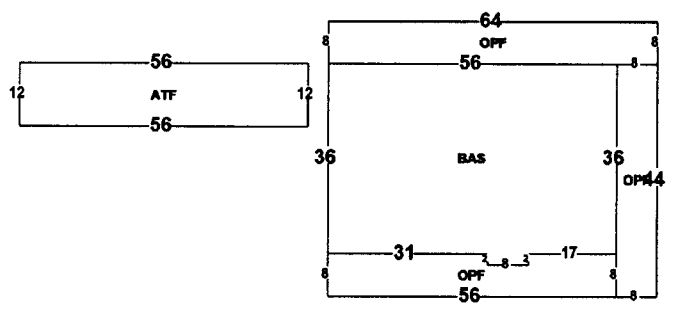
**Buildings**

Address: 2971 CHANCE RD, Year Built: 1996, Effective Year: 1996, PA Building ID#: 12101

**Structural Elements**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-7**  
**NO. STORIES-2**  
**ROOF COVER-ENAMEL METAL**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 4000 Total SF

**ATTIC FIN - 672**  
**BASE AREA - 2032**  
**OPEN PORCH FIN - 1296**



Images



12/14/18

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06799**, 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:

(see attached)

**SECTION 08, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120189300 (0422-23)**

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

**SANDRA DIANNE DAVIS**

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

## LEGAL DESCRIPTION

BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP  
DESC OR 3260 P 572 FOR POB N 89 DEG 54 MIN 9 SEC E ALG N LI 1331 27/100 FT TO W LI OF  
PROP DESC OR 2767 P 318 N 0 DEG 3 MIN 6 SEC E ALG W LI 656 77/100 FT TO N LI OF SW 1/4 OF  
SEC S 89 DEG 47 MIN 46 SEC W ALG N LI 1329 33/100 FT TO NW COR OF SW 1/4 S 0 DEG 13 MIN  
20 SEC W ALG W LI OF SEC 654 07/100 FT TO POB OR 3894 P 102 AND BEG AT NW COR OF NE  
1/4 OF SW 1/4 OF SEC ELY ALG N LI 626 77/100 FT S 0 DEG 3 MIN 6 SEC W 30 FT WLY PARL TO  
N LI 626 77/100 FT TO W LI N 0 DEG 3 MIN 6 SEC E 30 FT TO POB OR 3894 P 105 OR 6202 P 418

**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

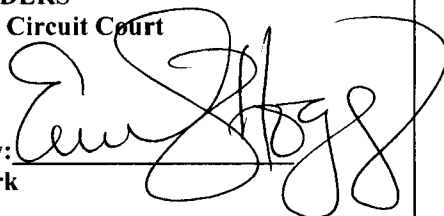
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 120189300 Certificate Number: 006799 of 2019**

**Payor: SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577 Date 12/16/2021**

Clerk's Check #	293230	Clerk's Total	<del>\$557.06</del>	\$5194.50
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,258.19</del>	
		Postage	<del>\$60.00</del>	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>\$5,886.25</del>	

**\$5211.50**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk



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



**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 006799**

**Redeemed Date 12/16/2021**

**Name SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577**

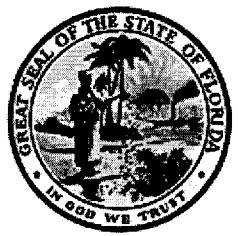
Clerk's Total = TAXDEED	\$551.06	\$ 5194.50
Due Tax Collector = TAXDEED	<del>\$5,258.19</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 120189300 Certificate Number: 006799 of 2019**

Redemption  No  
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/04/2022"/>	Redemption Date <input type="text" value="12/16/2021"/>
Months	12	8
Tax Collector	<input type="text" value="\$4,445.50"/>	<input type="text" value="\$4,445.50"/>
Tax Collector Interest	\$800.19	\$533.46
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	\$5,258.19	<input type="text" value="\$4,991.46"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$84.06	\$56.04
<b>Total Clerk</b>	\$551.06	<input type="text" value="\$523.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$5,886.25	\$5,531.50
	Repayment Overpayment Refund Amount	\$354.75
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1059"/>

## 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 1059, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06799, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120189300 (0422-23)

(see attached)

SECTION 08, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: SANDRA DIANNE DAVIS

Dated this 16th day of December 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP  
DESC OR 3260 P 572 FOR POB N 89 DEG 54 MIN 9 SEC E ALG N LI 1331 27/100 FT TO W LI OF  
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N LI 626 77/100 FT TO W LI N 0 DEG 3 MIN 6 SEC E 30 FT TO POB OR 3894 P 105 OR 6202 P 418



**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 #: 12-0189-300 CERTIFICATE #: 2019-6799

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 3, 2002 to and including January 3, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: January 28, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

January 28, 2022

Tax Account #: 12-0189-300

1. The Grantee(s) of the last deed(s) of record is/are: **SANDRA DIANNE DAVIS**

**By Virtue of Warranty Deed recorded 12/29/1995 in OR 3894/102 and Warranty Deed recorded 12/29/1995 in OR 3894/105**

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. **Lien in favor of Emerald Coast Utilities Authority recorded 3/6/2018 OR 7865/811**

- b. **Judgment in favor of TLC Caregivers Inc d/b/a TLC Caregivers recorded 6/18/2003 OR 5164/1022**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-0189-300**

**Assessed Value: \$118,376**

**Exemptions: HOMESTEAD**

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

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

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

**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 #:** 12-0189-300  
2019-6799 Error! Reference source not found.

**CERTIFICATE #:** found.

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

**SANDRA DIANNE DAVIS**  
**2971 CHANCE RD**  
**MOLINO, FL 32577**

**EMERALD COAST UTILITIES AUTHORITY**  
**9255 STURDEVANT STREET**  
**PENSACOLA, FL 32514-0311**

**TLC CAREGIVERS INC D/B/A**  
**TLC CAREGIVERS**  
**4400 BAYOU BOULEVARD #9**  
**PENSACOLA, FL 32503**

Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> 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**

**January 28, 2022**

**Tax Account #:12-0189-300**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF  
PROP DESC OR 3260 P 572 FOR POB N 89 DEG 54 MIN 9 SEC E ALG N LI 1331 27/100 FT TO W  
LI OF PROP DESC OR 2767 P 318 N 0 DEG 3 MIN 6 SEC E ALG W LI 656 77/100 FT TO N LI OF  
SW 1/4 OF SEC S 89 DEG 47 MIN 46 SEC W ALG N LI 1329 33/100 FT TO NW COR OF SW 1/4 S  
0 DEG 13 MIN 20 SEC W ALG W LI OF SEC 654 07/100 FT TO POB OR 3894 P 102 AND BEG AT  
NW COR OF NE 1/4 OF SW 1/4 OF SEC ELY ALG N LI 626 77/100 FT S 0 DEG 3 MIN 6 SEC W  
30 FT WLY PARL TO N LI 626 77/100 FT TO W LI N 0 DEG 3 MIN 6 SEC E 30 FT TO POB OR  
3894 P 105 OR 6202 P 418**

**SECTION 08, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0189-300 (0422-23)**



1342  
70-00

D S PD \$70.00  
Mort \$0.00 ASUM \$0.00  
DECEMBER 29, 1995  
Ernie Lee Magaha,  
Clerk of the Circuit Court

This Instrument Prepared By:  
Fletcher Fleming of  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
226 South Palafox Street  
Post Office Box 1831 (32598)  
Pensacola, Florida 32501  
(904) 434-2411

OR BK 3894 PG 0102  
INSTRUMENT 00262357

STATE OF FLORIDA

Parcel # 08-2N-31-2301-000-000

COUNTY OF ESCAMBIA

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,** that BETTY LOU PHIPPS CHANCE, SANDRA DIANNE DAVIS and SUSAN CHANCE MANDEL, as trustees pursuant to that certain trust agreement dated October 16, 1975, hereafter called Grantor, for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby bargain, sell, convey and grant to LARRY DAVIS and SANDRA DIANNE DAVIS, husband and wife, whose address is: 5595 Chestnut Road, Molino, FL 32577 and social security numbers are: 264-96-0085 and 266-63-0359, hereafter called Grantee (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so requires) and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Commence at the Southwest corner of Section 8, Township 2 North, Range 31 West, Escambia County, Florida; thence N 00°13'20" E along the West line of said Section 8 for a distance of 1985.40 feet to the North line of property described in Official Records Book 326 at page 572 and the Point of Beginning; thence N 89°54'09" E along said North line for a distance of 1331.27 feet to the West line of the property described in Official Record Book 2767 at page 318; thence N 00°03'06" E along said West line for a distance of 656.77 feet to the North line of the Southwest Quarter of said Section 8; thence S 89°47'46" W along said North line for a distance of 1329.33 feet to the Northwest corner of said Southwest Quarter; thence S 00°13'20" W along the West line of said Section 8 for a distance of 654.07 feet to the Point of Beginning. Containing 20.02 acres, more or less, and all lying and being in Section 8, T2N, R31W of Escambia County, Florida. Subject to a Gulf Power Company Easement.

Together with and subject to the following ingress/egress and utility easement: Commence at the Northwest corner of Section 8, T2N, R31W, Escambia County, Florida; thence S 00°13'20" W along the West line of said Section 8 for a distance of 2641.88 feet to the Point of Beginning; thence continue S 00°13'20" W along said West line for a distance of 60.00 feet; thence N 89°47'46" E for a distance of 1329.41 feet; thence N 00°03'06" E for a distance of 696.78 feet; thence S 89°50'49" W for a distance of 30.00 feet; thence S 00°03'06" W for a distance of 636.81 feet; thence S 89°47'46" W for a distance of 1299.24 feet to the Point of Beginning.

OR BK 3894 PG 0103  
INSTRUMENT 00262357

Containing 2.27 acres, more or less, and all lying and being in Section 8, T2N, R31W, Escambia County, Florida.

Subject to taxes for the current year and later years, to valid easements and restrictions of record and to all prior mineral reservations.

TO HAVE AND TO HOLD unto the said Grantee and the heirs, successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor warrants that the above property is not their homestead and that they are well seized on an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not mentioned above, and that Grantor, and the heirs, executors, and administrators of Grantor, to the said Grantee, and the heirs executors, administrators, successors and assigns of Grantee, 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, this instrument has been executed by Grantor this 3d day of November, 1995.

Signed, sealed and delivered in the presence of:

*[Handwritten signatures]*  
As to All Parties

*[Handwritten signature]* (SEAL)  
BETTY LOU PHIPPS CHANCE  
*[Handwritten signature]* (SEAL)  
SANDRA DIANNE DAVIS  
*[Handwritten signature]* (SEAL)  
SUSAN CHANCE MANDEL

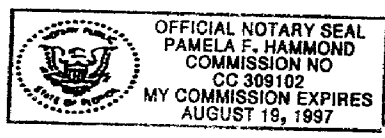
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3d of November, 1995, by Betty Lou Phipps Chance, who:

is/are personally known to me.  
 produce \_\_\_\_\_ as identification.

(Notary seal must be Affixed)  
*[Handwritten signature]*  
NOTARY PUBLIC  
Name of Notary Printed: *[Handwritten signature]*  
My commission expires: 8-19-97  
Commission Number: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

OR BK 3894 PG 0104  
INSTRUMENT 00262357

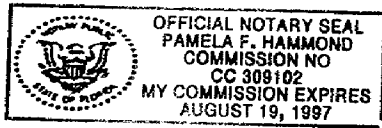
The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
December  
of ~~November~~, 1995, by Sandra Dianne Davis, who:

is/are personally known to me.  
 produced current Florida driver's license as identification.  
 produce \_\_\_\_\_ as identification.

*Pamela F. Hammond*  
NOTARY PUBLIC

(Notary seal must be Affixed)

*Pamela F. Hammond*  
Name of Notary Printed  
My commission expires: 2-19-97  
Commission Number: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

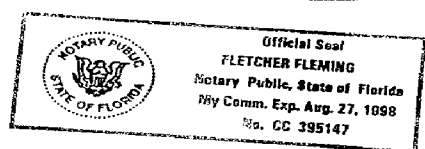
The foregoing instrument was acknowledged before me this 21<sup>st</sup>  
December  
of ~~November~~, 1995, by Susan Chance Mandel, who:

is/are personally known to me.  
 produced current Florida driver's license as identification.  
 produce \_\_\_\_\_ as identification.

*Fletcher Fleming*  
NOTARY PUBLIC

(Notary seal must be Affixed)

*Fletcher Fleming*  
Name of Notary Printed  
My commission expires: 8-27-98  
Commission Number: \_\_\_\_\_



INSTRUMENT 00262357  
Filed and recorded in the  
Official Records  
DECEMBER 29, 1995  
at 12:16 P.M.  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County,  
Florida

This Instrument Prepared By:  
Fletcher Fleming of  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
226 South Palafox Street  
Post Office Box 1831 (32598)  
Pensacola, Florida 32501  
(904) 434-2411

OR Bk3894 Pg0105  
INSTRUMENT 00262358

Parcel # 08-2N-31-3101-000-001

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TERRY D. SMITH and VALORIE L. SMITH, husband and wife, hereafter called Grantor, for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby bargain, sell, convey and grant to LARRY DAVIS and SANDRA DIANNE DAVIS, husband and wife, whose address is: 5595 Chestnut Road, Molino, FL 32577, and social security numbers are: 264-96-0085 and 266-63-0359, hereafter called Grantee (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so requires) and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Commence at the NW corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, Township 2 North, Range 31 West (herein, the "Parcel"); thence Easterly along the North line of said Parcel for 626.77 feet; thence S 00°03'06" W for 30.0 feet; thence Westerly parallel to the North line of said Parcel for 626.77 feet more or less to the West line thereof; thence N 00°03'06" E for 30.0 feet to the POB; subject to existing easements and to existing rights of way for Chance Road.

Subject to taxes for the current year and later years, to valid easements and restrictions of record and to all prior mineral reservations.

TO HAVE AND TO HOLD unto the said Grantee and the heirs, successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor warrants that the above property is not their homestead and that they are well seized on an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not mentioned above, and that Grantor, and the heirs, executors, and administrators of Grantor, to the said Grantee, and the heirs executors, administrators, successors and assigns of Grantee, 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, this instrument has been executed by Grantor this 18th day of December, 1995.

Signed, sealed and delivered  
in the presence of:

Tracy Chance  
TRACY CHANCE

David W. Colson  
David W. Colson

Terry D. Smith (SEAL)  
TERRY D. SMITH

Valerie L. Smith (SEAL)  
VALERIE L. SMITH

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup>  
of December, 1995, by Terry D. Smith and Valerie L. Smith, husband  
and wife, who:

is/are personally known to me.  
 produced current Florida driver's license as identification.

(Notary seal must be Affixed)

Tina M. Downs  
NOTARY PUBLIC  
Tina M. Downs  
Name of Notary Printed  
My commission expires: 1-18-96  
Commission Number: CC 163763



Instrument 00262358  
Filed and recorded in the  
Official Records  
DECEMBER 29, 1995  
at 12:16 P.M.  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County,  
Florida

D S PD \$0.70  
Not \$0.00 ASUM \$0.00  
DECEMBER 29, 1995  
Ernie Lee Magaha,  
Clerk of the Circuit Court  
BY: J. Conley

Recorded in Public Records 3/6/2018 12:34 PM OR Book 7865 Page 811,  
Instrument #2018018049, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
Sandra Volcan  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



**NOTICE OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT SW COR OF SEC N 0 DEG 13 MIN 20 SEC E ALG W LI 1985 40/100 FT TO N LI OF PROP DESC OR 3280 P 572 FOR POB N...

Customer: SANDRA DAVIS

Account Number: 298442-133860

Amount of Lien: \$96.19, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.


Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 02/28/2018

EMERALD COAST UTILITIES AUTHORITY  
BY: S Volcan

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY, 2018, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

 John W. Gaines, III  
Notary Public  
State of Florida  
My Commission Expires June 30, 2021  
Commission No. 118442

John W. Gaines, III  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

*2003*

DP BK 5151 PG0760  
Escambia County, Florida  
INSTRUMENT 2003-103296  
DR BK 5164 PG1022  
Escambia County, Florida  
INSTRUMENT 2003-109852

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

TLC CAREGIVERS INC.,  
d/b/a TLC CAREGIVERS  
4400 Bayou Boulevard, #9  
Pensacola, FL 32503

Plaintiff,

v.

CASE NO.: 2002-SC-005694

SANDY DAVIS a/k/a SANDRA CLARK  
DAVIDSON,

Defendant.

\_\_\_\_\_ /

**FINAL JUDGMENT**

**THIS MATTER** having come on to be heard on Plaintiff's Motion for Summary Judgment, and the Court having considered same, it is

**ORDERED AND ADJUDGED** that Plaintiff, TLC CAREGIVERS, INC. d/b/a TLC CAREGIVERS, recover from Defendant, SANDY DAVIS a/k/a SANDRA CLARK DAVIDSON, the sum of \$1,282.43 on principal and interest through the date of this Final Judgment, \$740.00 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$94.50, making a total of \$2,116.93, that shall bear interest at the rate of 6%, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this

30<sup>th</sup> day of May, 2003.

*[Signature]*  
\_\_\_\_\_  
COUNTY JUDGE

Conformed copies to:  
Sally Carney Bussell, Esquire  
Sandy Davis - 1404 Via Deluna, Pensacola Beach, FL 32561  
Jeffery Reynolds, Esquire - 924 North Palafox Street, Pensacola, FL 32501

2003 MAY 30 A 9:13  
CLERK OF COUNTY COURT  
ESCAMBIA COUNTY, FL  
ESQUELEEN MAGUIA

OR BK 5151 PG0761  
Escambia County, Florida  
INSTRUMENT 2003-103296

RCD Jun 02, 2003 04:24 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-103296

Prepared by:  
Sally Carney Bussell, Esquire  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, FL 32501

OR BK 5164 PG1023  
Escambia County, Florida  
INSTRUMENT 2003-109852

RCD Jun 18, 2003 03:35 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-109852

S:\TLC\Davis\FINAL JUDGMENT PACKAGE\Final Judgment.doc

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY FLORIDA"

BY: Wendee D.C.

