APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100355

To:	Tax Collector of_	ESCAMBIA COUNTY	, Florida
I,			
CIT	RUS CAPITAL HO	DLDINGS, LLC	
CIT	RUS CAPITAL HO	LDINGS FBO SEC PTY	

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:

PO BOX 54226

NEW ORLEANS, LA 70154-4226,

- 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

Par	rt 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.			
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.		59,188
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)		
Sign	here: Date of saleO4/04/20 Signature, Clerk of Court or Designee	022	

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



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

Part 1: Tax Deed	Applic	ation inform	IGUVII			1985			
Applicant Name Applicant Address CITRUS CAPITAL HOLDINGS, CITRUS CAPITAL HOLDINGS PO BOX 54226 NEW ORLEANS, LA 70154-4			FBO SEC PTY Appl		Application date		Apr 16, 2021		
Property description	DAVIS SANDRA DIANNE 2971 CHANCE RD				Certificate # Date certificate issued		2019 / 6799		
MOLINO, FL 32577 2971 CHANCE RD 12-0189-300 BEG AT SW COR OF SEC N (ALG W LI 1985 40/100 FT TO OR 3260 P (Full legal attached		ON LI OF PROP DESC		06/01/2019					
Part 2: Certificat	es Ow	ned by Appl	icant an			Applica			
Column 1 Certificate Number	er	Column Date of Certific	_		olumn 3 unt of Certificate	Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2019/6799	-	06/01/20			1,337.44		66.87	1,404.31	
# 2020/7174		06/01/20	20	1,342			67.10	1,409.15	
				. <u> </u>	-		→Part 2: Total*	2,813.46	
Part 3: Other Ce	rtificat	es Redeeme	d by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number Certificate Sale		column 2 te of Other	Col Face A	column 3 e Amount of ar Certificate Column 4 Tax Collector's		Column 5		Total (Column 3 + Column 4 + Column 5)	
# /									
							Part 3: Total*	0.00	
Part 4: Tax Coll	ector C	Certified Am	ounts (L	in es 1-7)					
1. Cost of all cer	tificates	in applicant's	possessio	on and othe	r certificates red	deemed Total of	by applicant Parts 2 + 3 above	2,813.46	
2. Delinquent tax	kes paid	by the applica	ınt		· · · · · · · · · · · · · · · · · · ·			0.00	
3. Current taxes								1,257.04	
4. Property infor					· · · · · ·			200.00	
5. Tax deed app								175.00	
		······	ler s.197.	542, F.S. (s	see Tax Collecto	or Instruc	ctions, page 2)	0.00	
7.				<u>`</u>			l Paid (Lines 1-6)	4,445.50	
	informat							nd tax collector's fees	
have been paid, ar		he property inf	ormation	statement i	s attached.				
		he property inf	ormation	statement i	s attached.		Escambia, Flori	da	

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

Real Estate Search

Tangible Property Search

Sale List

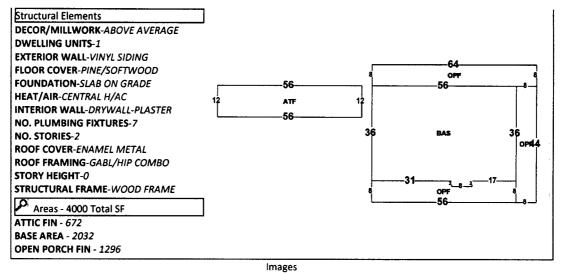
ode Account O Reference				Printer Frie	ndly Version	
rmation	Assess	ments				
082N312301000003	Year	Land	Imprv	Total	Cap Val	
120189300	2020	\$7,578	\$169,961	\$177,539	\$118,37	
DAVIS SANDRA DIANNE	2019	\$7,578	\$161,587	\$169,165	\$115,79	
2971 CHANCE RD MOLINO, FL 32577	2018	\$7,544	\$152,967	\$160,511	\$113,66	
2971 CHANCE RD 32577			Disclaime	er e		
IMPROV. AGRICULTURAL-RESIDENTIAL 🔑		Market \			· · · · · · · · · · · · · · · · · · ·	
COUNTY MSTU		warket				
Open Tax Inquiry Window			Tax Estima	tor		
nk courtesy of Scott Lunsford unty Tax Collector	File for New Homestead Exemption Online					
		Rep	ort Storm D)amage		
	2020 Certified Roll Exemptions					
ROOK Page Value Type	HOMESTEAD EXEMPTION					
08/17/2007 6202 418 \$100 OT			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			
unty Clerk of the Circuit Court and	Extra Features CARPORT METAL BUILDING					
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+						
	Den Tax Inquiry Window nk courtesy of Scott Lunsford unty Tax Collector Book Page Value Type Book Page Value Type Official Records (New Window) 13894 102 \$10,000 WD	082N312301000003 120189300 DAVIS SANDRA DIANNE 2971 CHANCE RD MOLINO, FL 32577 2971 CHANCE RD 32577 IMPROV. AGRICULTURAL-RESIDENTIAL COUNTY MSTU Open Tax Inquiry Window nk courtesy of Scott Lunsford unty Tax Collector Book Page Value Type Official Records (New Window) 6202 418 \$100 OT 3894 102 \$10,000 WD Date of the Circuit Court and Extra For CARPOI	Assessments Year Land 2020 \$7,578 2020 \$7,578 2020 \$7,578 2019 \$7,578 2019 \$7,578 2019 \$7,578 2018 \$7,544 COUNTY MSTU Open Tax Inquiry Window nk courtesy of Scott Lunsford unty Tax Collector Book Page Value Type Official Records (New Window) 6202 418 \$100 OT \$ 3894 102 \$10,000 WD \$ rds Inquiry courtesy of Pam Childers unty Clerk of the Circuit Court and Assessments Year Land 2020 \$7,578 2019 \$7,578 2018 \$7,544 Market V Market V Legal Description BEG AT SW COR OF S W LI 1985 40/100 FT 572 FOR POB N Extra Features CARPORT	Assessments Year Land Imprv 2020 \$7,578 \$169,961 2019 \$7,578 \$161,587 2011 CHANCE RD MOLINO, FL 32577 2011 CHANCE RD 32577 IMPROV. AGRICULTURAL-RESIDENTIAL COUNTY MSTU Open Tax Inquiry Window nk courtesy of Scott Lunsford unty Tax Collector Book Page Value Type Official Records (New Window) 6202 418 \$100 OT \$10,000 WD \$10,000 WD \$10,000 FT TO N LI OF PR 572 FOR POB N Open Tax Inquiry courtesy of Pam Childers unty Clerk of the Circuit Court and Assessments Year Land Imprv 2020 \$7,578 \$169,961 2019 \$7,578 \$161,587 2018 \$7,544 \$152,967 Disclaime Market Value Break File for New Homestead II MESTEAD EXEMPTION Legal Description BEG AT SW COR OF SEC N 0 DEG 13 W LI 1985 40/100 FT TO N LI OF PR 572 FOR POB N Extra Features CARPORT	Assessments Year Land Imprv Total 2020 \$7,578 \$169,961 \$177,539 2019 \$7,578 \$161,587 \$169,165 2018 \$7,544 \$152,967 \$160,511 MOLINO, FL 32577 2971 CHANCE RD \$2577 IMPROV. AGRICULTURAL-RESIDENTIAL \$\sqrt{O}\$ COUNTY MSTU Open Tax Inquiry Window and courtesy of Scott Lunsford unty Tax Collector Book Page Value Type Official Records (New Window) 6202 418 \$100 OT \$\sqrt{O}\$ 3894 102 \$10,000 WD \$\sqrt{O}\$ rds Inquiry courtesy of Pam Childers unty Clerk of the Circuit Court and Control	

Buildings

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

View Florida Department of Environmental Protection(DEP) Data

& Flood Information Open Report



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.

Last Updated:04/30/2021 (tc.3501)

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 ESCAMBIA COUNTY FLORIDA INST# 2021057234 5/25/2021 10:29 AM OFF REC BK: 8537 PG: 1059 Doc Type: TDN

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.

COMPTO OF THE PROPERTY OF THE

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: 120189300 Certificate Number: 006799 of 2019

Redemption No V	pplication Date 04/16/2021	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 12/16/2021
Months	12	8
Tax Collector	\$4,445.50	\$4,445.50
Tax Collector Interest	\$800.19	\$533.46
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$5,258.19	\$4,991.46
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	\$56.04
Total Clerk	\$551.06	\$523.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$5,886.25	\$5,531.50
	Repayment Overpayment Refund Amount	\$354.75
Book/Page	8537	1059

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 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	\$5,2,68.19
Postage = TD2	\$69.80
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
	4年416年	11月有後	FINANCIAL SUM	MARY	PER TERMENT
No Inforr	mation Availa	ble - See D	ockets		

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	\$55/.06	\$51949
Tax Collector Check #	1	Tax Collector's Total	\$5258.19	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
MATERIA (Character to Character to Character (Character) (Characte	prioritisministi ilitario ne a ne i anna il tanca al methodo e control nel grando control methodo de control a	Recording	\$10.00	
	asser e e e e e e e e e e e e e e e e e e	Prep Fee	\$7.00	
The state of the s	CONTRACTOR	Total Received	-\$5,886.25	-

\$5211.50

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

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
ESCAMBIA COUNTY FLORIDA
INST# 2021136701 12/16/2021 2:18 PM
OFF REC BK: 8684 PG: 285 Doc Type: RTD

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.

COUNTY FOR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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

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

OR BK 5151 PGO761 E Mbia County, Florida JSTRUMENT 2003-103296

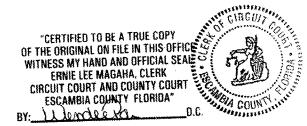
RCD Jun 02, 2003 04:24 pm Escambia County, Florida

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

OR BK 5164 P61023 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



OP BK 5151 PGO760
E ambia County, Florida
INSTRUMENT 2003-103296
OR 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 m day of / hery , 2003

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

<u>.</u>

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:

The Prepared Coast Utilities Authority

Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: SANDRA DAVIS

Amount of Lien: \$96.19

Account Number: 298442-133860

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 3260 P 572 FOR POB N...

any, which may accrue subsequent to the date of this notice and simple interest on unpaid

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws

charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

___, together with additional unpaid utility service charges, if

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: <u>02/28/2018</u>
BY: Olumber 17
STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 28th day of FEBRUARY , 20 18 , by SANDRA VOLCAN of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.
My Commission No. 11442 Sy Commission No. 11442 My Commission No. 11442 My Commission No. 11442

RWK:ls Revised 05/31/11

OR Bk3894 Pg0106 INSTRUMENT 00262358

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(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15^{-15} 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)

NOTARY PUBLIC Tina M

Name of Motary Printed

My commission expires: 1-18
Commission Number: CC (5316)

TINA M. DOWNS MY COMMISSION # CC 16896 EXPIRES: January 18, 1996 Bonded then Notary Public Underwrites

Order: 1-26-22 Doc: FLESCA:3894-00105 Page 2 of 2

Requested By: VickiCampbell, Printed: 1/28/2022 2:18 PM

OR Bk3894 Pg0105 INSTRUMENT 00262358

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

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% of the SW% 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 5 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.

Order: 1-26-22 Doc: FLESCA:3894-00105

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Requested By: VickiCampbell, Printed: 1/28/2022 2:18 PM

STATE OF FLORIDA

OR BK 3894 PG 0104 INSTRUMENT 00262357

COUNTY OF ESCAMBIA

	1 Cinfell
A to cora bear	was acknowledged before me this
of November, 1995, by Sandra	Dianne Davis, who:
is/are personally known produced current Florida produce	driver's license as identification. as identification.
(Notary seal must be Affixed)	Motary Public of Hammond
	Name of Notary Printed My commission expires:
OFFICIAL NOTARY SEAL PAMELA F. HAMMOND COMMISSION NO CC 309102 MY COMMISSION EXPIRES AUGUST 19, 1997	Commission Number:
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
of November, 1995, by Susan C X is/are personally known produced current Florida	was acknowledged before me this 2/5/ hance Mandel, who: to me. driver's license as identification. as identification.
produce	as identification.
(Notary seal must be Affixed)	NOTARY PUBLIC Name of Notary Printed My commission expires: 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	Official Scal FLETCHER FLEMING Motary Public, State of Florida Ny Comm. Exp. Aug. 27, 1098 No. CC 395147

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 _____day of November, 1995.

Signed, sealed and delivered The read the Read the C(SEAL)
in the presence of: BETTY LOU PHIPPS/CHANCE
Hote hor There Sandra Dianne Davis (SEAL)
Simela + feminara Susan Chance Mandel (SEAL)
Asto All Parties
STATE OF FLORIDA
COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this
of November, 1995, by Betty Lou Phipps Chance, who:
is/are personally known to me.
produce as identification.
Samela Horumand
(Notary seal must be Affixed) NOTARY PUBLIC / HOMINING
Mame of Notary Printed My commission expires: 5-19-97
OFFICIAL NOTARY SFAI Commission Number:
PAMELA F. HAMMOND COMMISSION NO CC 309102 MY COMMISSION EXPIRES
AUGUST 19, 1997

12/20

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: Clerk of the Circuit Court Fletcher Fleming of SHELL, FLEMING, DAVIS & MENGE, 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 3257and 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, R3lW, 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.

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)

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 #: CERTIFICATE #: found.		12-0189-300 2019-6799Error! Reference source not		
YES NO X Notify	City of Pensacola, P.O			
	Escambia County, 190 stead for <u>2020</u> tax ye	Governmental Center, 32502 ar.		
	stead for <u>2020</u> tax ye	ar.		
X Homes	stead for <u>2020</u> tax ye			
X Homes SANDRA DIANNE I	stead for <u>2020</u> tax ye	ar. EMERALD COAST UTILITIES AUTHORITY		
X Homes SANDRA DIANNE I 2971 CHANCE RD	stead for <u>2020</u> tax ye DAVIS	ar. EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET		
X Homes SANDRA DIANNE I 2971 CHANCE RD MOLINO, FL 32577 TLC CAREGIVERS	stead for <u>2020</u> tax ye DAVIS S INC D/B/A	ar. EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET		
X Homes SANDRA DIANNE I 2971 CHANCE RD MOLINO, FL 32577	stead for <u>2020</u> tax ye DAVIS S INC D/B/A	ar. EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET		

BY: Michael A. Campbell, As It's President

PERDIDO TITLE & ABSTRACT, INC.

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 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.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHE	ED REPORT	IS ISSUED TO:			
SCOTT LUNSF	ORD, ESCA	MBIA COUNTY TA	AX COLLECTOR		
TAX ACCOUN	Γ#:	12-0189-300	CERTIFICATE #: _	2019-6	799
REPORT IS LIN	AITED TO T	HE PERSON(S) EX	HE LIABILITY FOR ERI PRESSLY IDENTIFIED I(S) OF THE PROPERTY	BY NAME IN TH	E PROPERTY
listing of the own tax information a encumbrances re title to said land each document li contacted immed	ner(s) of reco and a listing a ecorded in the as listed on p isted. If a co diately.	ord of the land descri and copies of all ope e Official Record Bo page 2 herein. It is the py of any document	the instructions given by the description together with conformal unsatisfied leases, most oks of Escambia County, leading the parallisted is not received, the conformal unsatisfied to the parallisted is not received.	urrent and delinquent ortgages, judgments Florida that appear ty named above to office issuing this I	ent ad valorem s and to encumber the verify receipt of Report must be
and mineral or a	ny subsurface overlaps, bou	e rights of any kind on the indary line disputes,	xes and assessments due n or nature; easements, restri and any other matters that	ctions and covenar	nts of record;
*	e insurance po	•	lity or sufficiency of any d title, a guarantee of title, or	· ·	
Use of the term '	'Report' here	ein refers to the Prop	erty Information Report a	nd the documents a	attached hereto.
Period Searched: _	January	3, 2002 to and incl	uding January 3, 2022	Abstractor:	Pam Alvarez
BY					

Michael A. Campbell, As President

Dated: January 28, 2022