

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100288

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
12-0308-000	2019/6846	06-01-2019	BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature

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

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 GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PABL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PABL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE



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

0422-25

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	STRAUGHN JOHN 1/2 INT PAGE EDITH J & 142 STRAUGHN RD MOLINO, FL 32577 126 STRAUGHN RD 12-0308-000 BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 F (Full legal attached.)	Certificate #	2019 / 6846
		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)
# 2019/6846	06/01/2019	539.92	27.00	566.92
# 2020/7215	06/01/2020	556.61	27.83	584.44
→ Part 2: Total*				1,151.36

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)
# /					
Part 3: Total*					0.00

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)	1,151.36
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	509.40
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)	2,035.76

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: Condice deus
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



Chris Jones

Escambia County Property Appraiser

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

General Information		Assessments				
Reference:	142N314005000000	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	120308000	2020	\$6,687	\$19,264	\$25,951	\$25,951
Owners:	STRAUGHN JOHN 1/2 INT PAGE EDITH J & CLAY-MAIDEN RUTH KATRINA 1/2 INT	2019	\$6,687	\$17,979	\$24,666	\$24,666
Mail:	142 STRAUGHN RD MOLINO, FL 32577	2018	\$6,389	\$16,695	\$23,084	\$23,084
Situs:	126 STRAUGHN RD 32577	Disclaimer				
Use Code:	IMPROV. AGRICULTURAL-RESIDENTIAL	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				
Sales Data		2020 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
12/11/2007	6261	1480	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT...				
		Extra Features				
		None				

Parcel Information		Launch Interactive Map
Section		
Map Id:	14-2N-31	
Approx. Acreage:	25.8700	
Zoned:	RR	
Evacuation & Flood Information		
Open Report		
		View Florida Department of Environmental Protection(DEP) Data

Buildings

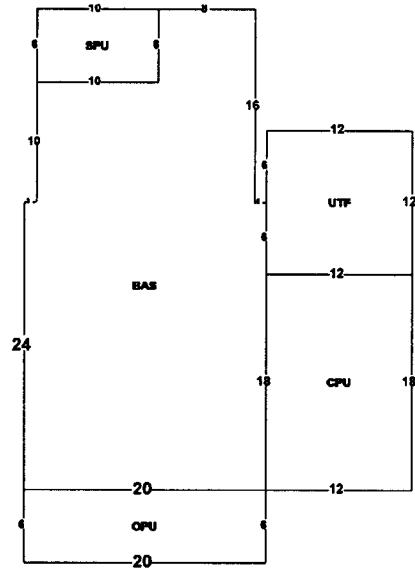
Address:126 STRAUGHN RD, Year Built: 1950, Effective Year: 1950, PA Building ID#: 12373

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-NONE
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1248 Total SF

**BASE AREA - 708
CARPORT UNF - 216
OPEN PORCH UNF - 120
SCRN PORCH UNF - 60
UTILITY FIN - 144**



Images



9/25/17

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.3394)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057236 5/25/2021 10:30 AM
OFF REC BK: 8537 PG: 1062 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **06846**, 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 AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120308000 (0422-25)

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

JOHN STRAUGHN and EDITH J PAGE and RUTH KATRINA CLAY MAIDEN

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**.

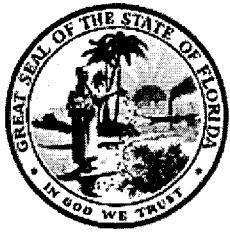
Dated this 25th day of May 2021.

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

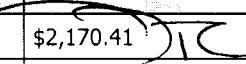


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120308000 Certificate Number: 006846 of 2019

Redemption 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="08/26/2021"/> 
Months	12	4
Tax Collector	<input type="text" value="\$2,035.76"/>	<input type="text" value="\$2,035.76"/>
Tax Collector Interest	<input type="text" value="\$366.44"/>	<input type="text" value="\$122.15"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$2,414.70"/>	<input type="text" value="\$2,170.41"/> 
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="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$91.26"/>	<input type="text" value="\$30.42"/>
Total Clerk	<input type="text" value="\$598.26"/>	<input type="text" value="\$537.42"/>
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"/>
Total Redemption Amount	<input type="text" value="\$3,089.96"/>	<input type="text" value="\$2,724.83"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$365.13"/>
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1062"/>

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 006846

Redeemed Date 08/26/2021

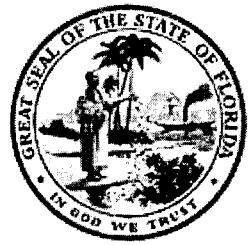
Name JOHN H STRAUGHN JR AND CHRIS PAGE 228 WELCOME RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$598.26
Due Tax Collector = TAXDEED	\$2,414.70
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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 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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 120308000 Certificate Number: 006846 of 2019

Payor: JOHN H STRAUGHN JR AND CHRIS PAGE 228 WELCOME RD CANTONMENT FL 32533
Date 08/26/2021

Clerk's Check #	60087780	Clerk's Total	\$598.26	2348.00
Tax Collector Check #	1	Tax Collector's Total	\$2,444.70	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,089.96	

**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 1062, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06846, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120308000 (0422-25)

DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168
FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF
GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE
#2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE**

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN STRAUGHN and EDITH J PAGE and RUTH KATRINA CLAY
MAIDEN

Dated this 26th day of August 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Recorded in Public Records 12/13/2007 at 04:00 PM OR Book 6261 Page 1480,
 Instrument #2007116368, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument Prepared by:

Lisa English
 C/O: Bill Thompson's Office Equipment Company
 100 South Baylen Street, Pensacola, Florida 32502
 850-434-2365

Parcel ID Number: 142N314005000000

Space above this line for processing data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 11th day of December 2007 by, Ella Mae Straughn and Edith J. Page, whose post office address is 126 Straughn Road, Molino Florida 32577 first party,

To Edith S. Page and Ruth Katrina Clay-Malden, as joint tenants with rights of survivorship, whose post office address is, 142 Straughn Road, Molino, Florida 32577, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars)

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

1/2 INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE#2295 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

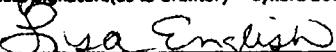
THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

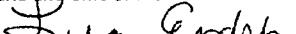

 Witness Signature (as to Grantor) Lynora Boone


 Witness Signature (as to Grantor) Lisa English

State of Florida)
 County of Escambia)

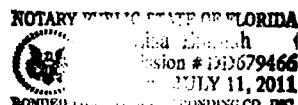
On December 11 2007, before me, Lisa English (notary), personally appeared, Edith Strongh Page a/k/a/ Edith J. Paige, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(es), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

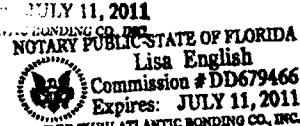
Signature 

Affiant Known Produced ID

Type of ID Florida DL



(SEAL)



4/11
3/2
3/3
State of Florida
Escambia County

FDC 163
R 3 Box 461

Prepared by
D. C. Arnold C.E.
Cantonment, Fla.

WARRANTY DEED

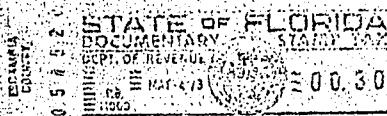
less out and it appears from description
that this less out may be drawn in
incorrectly on the map?

Know All Men by These Presents: That We Ella Mae Straughn, (widow of Nathaniel Straughn), and John Straughn and Addie Mae Straughn, Husband and Wife,

for and in consideration of One (1.00) Dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto George Page and Edith J. Page, Husband and Wife

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida
to-wit: Commence at the Southwest Corner of the Government lot 4, in Section 14, T 2 N, R 31 W, of Escambia County, Florida, thence proceed East along the South line of said Lot 4, (also being the South line of Section 14) a distance of 766.40 feet, to a point, hence known as the "Point of Beginning", thence continue East along said line a distance of 210 feet, thence North and parallel to the West line of said lot 4, 210 feet, thence West and parallel to the South line of said lot 4, 210 feet, thence South and parallel to the West line of said lot 4, 210 feet, to the "Point of Beginning". Containing 1.00 Acres more or less, Subject to a 33' of Road Right-of-Way, Being the East 170.40 feet, of the South 33' feet, of the above described property.



To have and to hold, unto the said grantee, their heirs and assigns, forever.

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 We covenant that We are sole and undivided owners of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that We are free of all encumbrance, and that Our heirs, executors and administrators, the said grantee, their 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, we have hereunto set our hand and seal this 19th day of April A. D. 1973

Signed, sealed and delivered in the presence of

Ruth C. Tipton
Mildred Creighton

Ella Mae Straughn (SEAL)
John Straughn (SEAL)
Addie Mae Straughn (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Ella Mae Straughn
John Straughn, and Addie Mae Straughn, his wife, known to me, and known to me to be the individual described by said names, in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of April 1973.



My commission expires Sept 5/1974

Recorded in Public Records 05/16/2012 at 09:50 AM OR Book 6858 Page 41,
Instrument #2012038254, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 04/27/2012 at 02:38 PM OR Book 6850 Page 811,
Instrument #2012033193, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF THE
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CENTRAL CREDIT UNION OF
FLORIDA,

CASE NO. 2012 CA 000318

Plaintiff,

vs.

MISTY ANN ROGERS,

Defendant.

ERNEST LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

RECEIVED
APR 25 2012
2:41 PM
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it is
ORDERED AND ADJUDGED that Plaintiff, CENTRAL CREDIT UNION OF
FLORIDA, recover from Defendant, MISTY ANN ROGERS, the principal amount of
\$24,952.04, interest in the amount of \$631.80, attorneys' fees in the amount of \$875.00, costs in
the amount of \$485.00, and late charges in the amount of \$28.00, making a total of \$26,971.84
that shall bear interest at the rate of 4.75% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 25th
day of April, 2012.

Steve A. Donner
CIRCUIT JUDGE

Plaintiff: CENTRAL CREDIT UNION OF FLORIDA
Post Office Box 17048
Pensacola, FL 32522-7048



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNEST LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: D. Ulmer D.C.

Case: 2012 CA 000318
00013655567
Dkt: CA1036 Pg#: 2
11

BK: 6858 PG: 42 Last Page

BK: 6850 PG: 812 Last Page

Copies furnished to:

4-20-12
MM
James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Mary Linzee Van Leuven, Esquire,
Elba N. Serrano-Torres, Esquire,
Conor J. McLaughlin, Esquire, and
Joshua J. Logan, Esquire, of
✓ Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

✓ Misty Ann Rogers
2327 Greenwell Court
Pensacola, FL 32526

Defendant

State of Florida

Escambia County

(.55¢ Govt. Stamps on cancelled)
 No. 1256 (.30¢ State Stamps on cancelled)
 Filed for Record 15th day of Jan. 1943 at 9:00 AM

WARRANTY DEED

Know all Men by these Presents, That We, Rose Holly, and Jessie Lee Holly
 husband and wife

for and in consideration of the sum of One hundred twenty-five & No/100

DOLLARS.

to us In hand paid by John Straughn and Nathaniel Straughn

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

their heirs and assigns, forever, the following described real estate, situate, lying, and being in

County of Escambia, State of Florida, to-wit:

Twenty four acres in Lot 4, Deed Book 55, page 577, Section 14, Township 2 North,
 Range 31 West.

Together with the improvements thereon, and the hereditaments and appurtenances thereto belonging or in anywise appur-

tenant.

TO HAVE AND TO HOLD the said above described premises unto the said
 John Straughn and Nathaniel Straughn
 heirs and assigns, forever, free from all exemption or homestead right or claim of survival... the said
 grantor... if any such right or claim now... possesses: And now... the said grantor...
 for cause lives... and now... heirs, do... covenant with the said grantee... that now... heirs
 and assigns, that now... well seizes of the said property, and have a good right to convey the same; that it is free
 from any lien or encumbrance in law or equity, and that said grantor... shall and will warrant and by these presents for-
 ever defend the said premises unto the said grantee... now... heirs and assigns, against the lawful claims
 of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our hand and seal this 14th
 day of January 1943.

Signed, sealed and delivered in the presence of

Lizzie Celestine

Rose Holly

(SEAL)

Shannon Hobgood

Jessie Lee Holly

(SEAL)

(SEAL)

(SEAL)

State of Florida
 County of Escambia

This day, before the undersigned, personally appeared Rose Holly and Jessie Lee Holly
 to me well known to be the individual(s) described in and who executed the foregoing Deed of Conveyance, and acknowledged
 that they granted the same for the uses and purposes therein expressed, and the said

Jessie Lee Holly wife of the said Rose Holly upon a
 private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed
 the same freely and voluntarily and without fear or apprehension, constraint, duress or constraint, and from her said husband,
 for the sole purpose of relinquishing, renouncing and conveying all her rights of whatever kind in and to the said property.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14th day of
 January 1943, A.D. 1943.

Shannon Hobgood

Notary Public

(Notarial Seal)

My Commission expires March 14, 1944

PROPERTY INFORMATION REPORT

January 27, 2022
Tax Account #:12-0308-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT
TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S
PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR
6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE**

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0308-000(0422-25)

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 #: 12-0308-000

CERTIFICATE #: 2019-6846

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.

SHAWN L MCCORKLE
2400 N 17TH AVE
PENSACOLA, FL 32503

MISTY ANN BANTA FKA MISTY ANN ROGERS
15 E. ESPANOLA
COLORADO SPRINGS, CO 80907

JOHN STRAUGHN
ESTATE OF JOHN STRAUGHN
EDITH S. PAGE AND
RUTH KATRINA CLAY-MALDEN
142 STRAUGHN ROAD
MOLINO, FL 32577

JOHN STRAUGHN
ESTATE OF JOHN STRAUGHN
ELLA MAE STRAUGHN AND
EDITH J. PAGE
126 STRAUGHN ROAD
MOLINO, FL 32577

CENTRAL CREDIT UNION OF FLORIDA
POST OFFICE BOX 17048
PENSACOLA, FL 32522-7048

Certified and delivered to Escambia County Tax Collector, this 26th 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 27, 2022
Tax Account #: 12-0308-000

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN STRAUGHN AS TO ONE HALF INTEREST AND EDITH S. PAGE AND RUTH KATRINA CLAY-MALDEN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS TO ONE HALF INTEREST**

By Virtue of Quit Claim Deed recorded 12/13/2007 in OR 6261/1480 and Probate Case No. 86-368-CP-03. ABSTRACTOR'S NOTE: TAX ROLL HAS JOHN STRAUGHN AS TO 1/2 INTEREST, JOHN AND BROTHER NATHANIEL STRAUGHN TOOK TITLE TO THIS PROPERTY IN DEED BOOK 117, PAGE 115. NATHANIEL'S PROBATE CASE IS CASE 02295-CP-03 AND ALTHOUGH WE DID NOT FIND A DEATH CERTIFICATE RECORDED FOR JOHN STRAUGHN WE DO FIND WHAT MAY BE HIS LAST WILL RECORDED IN HIS WIFE'S PROBATE CASE NO. 86-368-CP-03 WHICH ALSO STATES THAT JOHN PREDECEASED HIS WIFE ETHEL AND ETHEL AND JOHN LEAVE ALL TO SHAWN MCCORKLE AND MISTY ROGERS. IT IS ALSO UNCLEAR IF EDITH J. PAGE AND ELLA MAE STRAUGHN INTENDED TO SELL THE ENTIRE 1/2 INTEREST THEY OWNED OR ONLY 1/2 OF THAT INTEREST SO ALL ARE INCLUDED FOR NOTIFICATION. COPIES OF ALL ARE ATTACHED TO THIS REPORT

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Judgment in favor of Central Credit Union of Florida recorded 4/27/2012 – OR 6850/811**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0308-000

Assessed Value: \$25,951.00

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 #: 12-0308-000 CERTIFICATE #: 2019-6846

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 16, 1898 to and including January 21, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 27, 2022

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 1062, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06846, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **120308000 (0422-25)**

DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT
TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S
PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR
6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE**

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN STRAUGHN and EDITH J PAGE and RUTH KATRINA CLAY
MAIDEN

Dated this 6th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk