

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200355

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
03-1452-000	2020/1392	06-01-2020	LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2022
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1122-108

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	AVELAR SALAVADOR 1765 E NINE MILE RD STE 1 PMB 228 PENSACOLA, FL 32514 6120 LUCY ST 03-1452-000 LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952	Certificate #	2020 / 1392
		Date certificate issued	06/01/2020

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)
# 2020/1392	06/01/2020	565.98	28.30	594.28
→ Part 2: Total*				594.28

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)
# 2021/1084	06/01/2021	579.11	6.25	28.96	614.32
Part 3: Total*					614.32

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)	1,208.60
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	555.33
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)	2,138.93

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date May 3rd, 2022

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

+ \$6.25








Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	271S301203000059					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	031452000					2021	\$11,000	\$18,886	\$29,886	\$29,886
Owners:	AVELAR SALAVADOR					2020	\$11,000	\$16,541	\$27,541	\$27,541
Mail:	1765 E NINE MILE RD STE 1 PMB 228 PENSACOLA, FL 32514					2019	\$11,000	\$15,438	\$26,438	\$26,438
Situs:	6120 LUCY ST 32503					Disclaimer				
Use Code:	SINGLE FAMILY RESID 					Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU					Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
12/16/2010	6668	1952	\$20,000	WD		Legal Description				
12/01/2010	6663	1511	\$100	CJ		LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952				
02/1981	1526	692	\$100	QC						
01/1912	1170	725	\$100	QC		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

Parcel Information Section Map Id: 27-1S-30-1 Approx. Acreage: 0.4304 Zoned: HDMU Evacuation & Flood Information Open Report	<div style="text-align: right;">Launch Interactive Map</div> <div style="text-align: center;"> </div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div>
Buildings Address: 6120 LUCY ST, Year Built: 1957, Effective Year: 1957, PA Building ID#: 56708	

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-WALL/FLOOR FURN

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

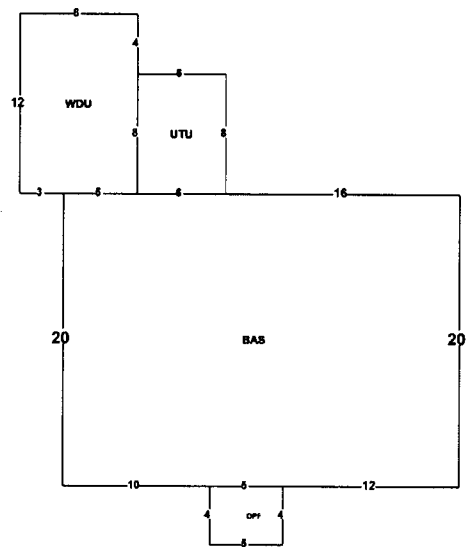
Areas - 704 Total SF

BASE AREA - 540

OPEN PORCH FIN - 20

UTILITY UNF - 48

WOOD DECK UNF - 96



Images



2/9/2011 12:00:00 AM

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:05/04/2022 (tc.69085)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048876 5/11/2022 4:37 PM
OFF REC BK: 8783 PG: 375 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01392**, issued the **1st day of June, A.D., 2020** 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:

LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031452000 (1122-68)

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

SALAVADOR AVELAR

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 November, which is the **7th day of November 2022**.

Dated this 11th day of May 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk




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

Tax Deed - Redemption Calculator

Account: 031452000 Certificate Number: 001392 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="8/11/2022"/> 
Months	7	4
Tax Collector	<input type="text" value="\$2,138.93"/>	<input type="text" value="\$2,138.93"/>
Tax Collector Interest	\$224.59	\$128.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,369.77	<input type="text" value="\$2,273.52"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$47.88	\$27.36
Total Clerk	\$503.88	<input type="text" value="\$483.36"/> <i>CH</i>
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	\$2,950.65	\$2,773.88
	Repayment Overpayment Refund Amount	\$176.77
Book/Page	<input type="text" value="8783"/>	<input type="text" value="375"/>

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 # 2020 TD 001392

Redeemed Date 8/11/2022

Name SALAVADOR AVELAR 1765 E NINE MILE RD STE 1 PMB 228 PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$563.88	\$ 2,453.88
Due Tax Collector = TAXDEED	\$2,389.77	
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
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No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 031452000 Certificate Number: 001392 of 2020**

**Payor: SALAVADOR AVELAR 1765 E NINE MILE RD STE 1 PMB 228 PENSACOLA, FL 32514
 Date 8/11/2022**

Clerk's Check #	6635802298	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$2,369.77
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,950.65

\$2,436.88

\$2,453.88

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8783, Page 375, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01392, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **031452000 (1122-68)**

DESCRIPTION OF PROPERTY:

LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SALAVADOR AVELAR

Dated this 11th day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 6668 PG: 1958 Last Page

DEC-09-2010 THU 03:09 PM

ECHO PERMITTING

FAX No. 850 595 6774

P. 003/003

Page 2 of 2
December 9, 2010
6120 Lucy Street

- An irrigation well is located 25 (twenty-five) feet from the OSTDS. Florida Administrative Code (FAC) 64E-6 requires a minimum setback of 50 feet for non-potable wells. In the event repairs are necessary to the OSTDS, a repair permit will not be issued and the well or the drainfield will have to be relocated. This item is for informational purposes only and no action is required at this time.
- A sewage flow has not been generated for some time; therefore, the functionality of the system could not be determined.

Note:

- Two unapproved greywater discharge pipes were located, one at the rear of the house, and the other on the northwest side of the house near the laundry room. These discharges are considered "greywater-defined as, domestic sewage from residential laundry waste", and is a violation of FAC 64E-6 and FS 381.0065, and must be corrected. See below for action required.
- The kitchen sink discharge line discharges onto the ground. This discharge is considered "blackwater-defined as, domestic sewage carried off by toilets, urinals, and kitchen drains" and is a violation of Florida Administrative Code 64E-6 and Florida Statute 381.0065, and must be corrected immediately. See below for action required.

Action Required:

- **Greywater discharge (laundry water) connection to septic tank**
The greywater discharges must be properly connected to the OSTDS through a wastewater line installed in accordance with the Escambia County Plumbing Ordinance. This will put an additional but necessary load on the septic system, which may be adversely affected. However, the only alternative would be to install a separate laundry waste system. A new laundry waste system would require OSTDS permitting by Environmental Health. Plumbing permits must be purchased through the Department of Building Inspections when connecting the greywater discharge to the septic tank. For information please call (850) 595-3550. **We will not require that this issue be corrected prior to closing; however, it must be corrected within 30 days and a re-inspection will be conducted to assure compliance.**
- **Blackwater discharge (kitchen waste) connection to septic tank**
An unapproved blackwater discharge was located on the property. The blackwater discharge must be properly connected to the OSTDS through a wastewater line installed in accordance with the Escambia County Plumbing Ordinance. Plumbing permits must be purchased through the Department of Building Inspections when connecting the blackwater discharge to the septic tank. For information please call (850) 595-3550.
We will not require that this issue be corrected prior to closing; however, it must be corrected within 10 business days (vacant) and a re-inspection will be conducted to assure compliance.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,



Phillip L. Davies
Environmental Supervisor I

PLD/cp/er
OSTDS # 10-0426
Fax to: Jim Pennington 1-866-532-3471

BK: 6668 PG: 1957

DEC-09-2010 THU 03:08 PM

ECHO PERMITTING

FAX No. 850 595 6774

P. 002/003

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32502**



December 9, 2010

Lewey June Wood
c/o Jim Pennington, Remax Horizons Realty
1335 Creighton Road
Pensacola, FL 32504

RE: Two Bedroom
Single Family Residence
6120 Lucy Street
Pensacola, FL 32504
Parcel ID No: 27-1S-30-1203-000-060

Dear Mr. Wood:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on December 6, 2010. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- The inspection revealed that the septic tank was completely obstructed by the patio and because of this obstruction, we were unable to determine the tank size and structural integrity. Florida Administrative Code (FAC) 64E-6, states that the OSTDS tank compartment must be accessible for repair when necessary. Because of this obstruction, it is recommended that an authorized contractor inspect the tank compartment to determine if the tank is structurally sound. The inspection, if conducted, must be conducted at the property owner's expense. A copy of the certification should be faxed (595-6777) to Environmental Health.
- While conducting the inspection, the inspector also noted that the one bedroom house at the rear of the property appears to have plumbing, but he could not located a septic system.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- It was determined that the drainfield does not have the proper separation from the seasonal high water table based on Florida Administrative Code 64E-6. In the event a repair to the OSTDS is warranted in the future, the drainfield may need to be modified to meet the code requirements. As a result of this high water table the drainfield area was fully saturated. Additional sewage flow could lead to system failure.
- A moderate amount of roots were noted in the tank and drainfield areas. Roots could alter system functionality.
- Vehicular traffic and parking over a drainfield should be restricted to avoid compaction and potential failure of the drainfield. Evidence of vehicular traffic was noted in the drainfield area.
- The drainfield was constructed partially of cradle drain and partially of plastic and gravel materials, which would indicate that the original system has been repaired within the last 20 years.

BK: 6668 PG: 1956

DEC-09-2010 THU 03:07 PM

ECHD PERMITTING

FAX No. 850 595 6774

P.003

Page 2 of 2
December 9, 2010
6114 Lucy Street

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,



Phillip L. Davies
Environmental Supervisor I

PLD/cp/er
OSTDS # 10-0425
Fax to: Jim Pennington 1-866-532-3471

BK: 6668 PG: 1955

DEC-09-2010 THU 03:07 PM

ECHO PERMITTING

FAX No. 850 595 6774

P. 002

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32502**

December 9, 2010



Lewey June Wood
c/o Jim Pennington, Remax Horizons Realty
1335 Creighton Road
Pensacola, FL 32504

RE: Three Bedroom
Single Family Residence
6114 Lucy Street
Pensacola, FL 32503
Parcel ID No: 27-1S-30-1203-000-059

Dear Mr. Wood:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on December 6, 2010. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old.
- It was determined that the drainfield does not have the proper separation from the seasonal high water table based on Florida Administrative Code 64E-6. In the event a repair to the OSTDS is warranted in the future, the drainfield may need to be modified to meet the code requirements.
- A moderate amount of roots were noted in the tank and drainfield areas. Roots could alter system functionality.
- A sewage flow has not been generated for some time; therefore, the functionality of the system could not be determined. No structural deficiencies were apparent at the time of our inspection.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time.

BK: 6668 PG: 1954

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: Lucy Street

Legal Address of Property: 6114 & 6120 Lucy Street, Pensacola, FL 32503

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

This form completed by:

**Public Work, Road & Bridge Division
601 Hwy 297A
Cantonment, Florida 32533**

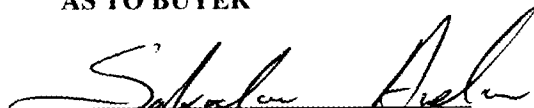
AS TO SELLER

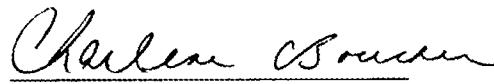

By: Morgan Lamarr Wood


Witness Name: Fletcher Fleming


By: _____

AS TO BUYER


Salvador Avelar


Witness Name: Charlene C. Boucher


Witness Name: Fletcher Fleming


Witness Name: Charlene C. Boucher

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

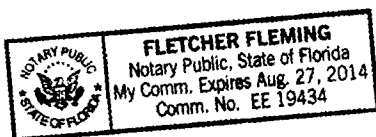
BK: 6668 PG: 1953

Signed, sealed and delivered in our presence:

Fletcher Fleming
Witness Name: Fletcher Fleming
Charlene C. Boucher
Witness Name: Charlene C. Boucher

Morgan Lamarr Wood
Morgan Lamarr Wood

The foregoing instrument was acknowledged before me this 16th day of December, 2010 by Morgan Lamarr Wood ☒ who personally known or [] produced a valid drivers license as identification.



Fletcher Fleming

Printed Name: Fletcher FlemingMy Commission Expires: 08-27-2019

Recorded in Public Records 12/16/2010 at 01:44 PM OR Book 6668 Page 1952,
Instrument #2010081580, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$61.00 Deed Stamps \$140.00

Prepared by and return to:

Fletcher Fleming

Attorney at Law

Shell, Fleming, Davis & Menge, P.A.

P.O. Box 1831 226 Palafox Place, 9th Floor

Pensacola, FL 32591-1831

850-434-2411

File Number: F2130.00001

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of December, 2010 between **Morgan Lamarr Wood, a single man** whose post office address is **2285 Atwood Drive, Pensacola, FL 32514**, grantor, and **Salavador Avelar, a married man** whose post office address is **1765 E. Nine Mile Road, Suite 1, #228, Pensacola, Florida 32514**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lots 59 and 60, Victory Heights, according to the Plat thereof as recorded in Plat Book 2, Page 12, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 27-1S-30-1203-000-059

and

Parcel Identification Number: 27-1S-30-1203-000-060

The above mention property is not the homestead of the grantor.

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

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

And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, **December 31, 2010** subject only to the exceptions set forth herein.

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

DoubleTimes

PROPERTY INFORMATION REPORT

August 9, 2022

Tax Account #:03-1452-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 59 VICTORY HTS PB 2 P 12 OR 6668 P 1952

SECTION 27, TOWNSHIP 1S, RANGE 30W

TAX ACCOUNT NUMBER 03-1452-000(1122-68)

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: NOV 7, 2022

TAX ACCOUNT #: 03-1452-000

CERTIFICATE #: 2020-1392

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

SALADOR AVELAR
1765 E NINE MILE RD STE 1 PMB228
PENSACOLA, FL 32514

SALVADOR AVELAR
6120 LUCY ST
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 9th day of August, 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

August 9, 2022

Tax Account #: **03-1452-000**

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

By Virtue of WD recorded 12/16/2010 in OR 6668/1952

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:

NONE

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 03-1452-000

Assessed Value: \$29,886.00

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 #: 03-1452-000 CERTIFICATE #: 2020-1392

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: July 22, 2002 to and including July 22, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: August 9, 2022