



# 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

1222-49

## 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 21, 2022
Property description	EDWARDS VONCHEA 106 HART DR PENSACOLA, FL 32503 106 HART DR 05-0485-000 LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8082 P 1565	Certificate #	2020 / 2127
		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)
# 2020/2127	06/01/2020	984.19	49.21	1,033.40
<b>→ Part 2: Total*</b>				<b>1,033.40</b>

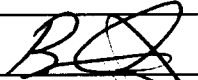
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2021/1689	06/01/2021	1,028.51	6.25	51.43	1,086.19
<b>Part 3: Total*</b>					<b>1,086.19</b>

## 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)	2,119.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,013.20
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. <b>Total Paid (Lines 1-6)</b>	<b>3,507.79</b>

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

Sign here:  Escambia, Florida  
 Signature, Tax Collector or Designee Date May 6th, 2022

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** 7625

**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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200297

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
05-0485-000	2020/2127	06-01-2020	LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8082 P 1565

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

04-21-2022  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

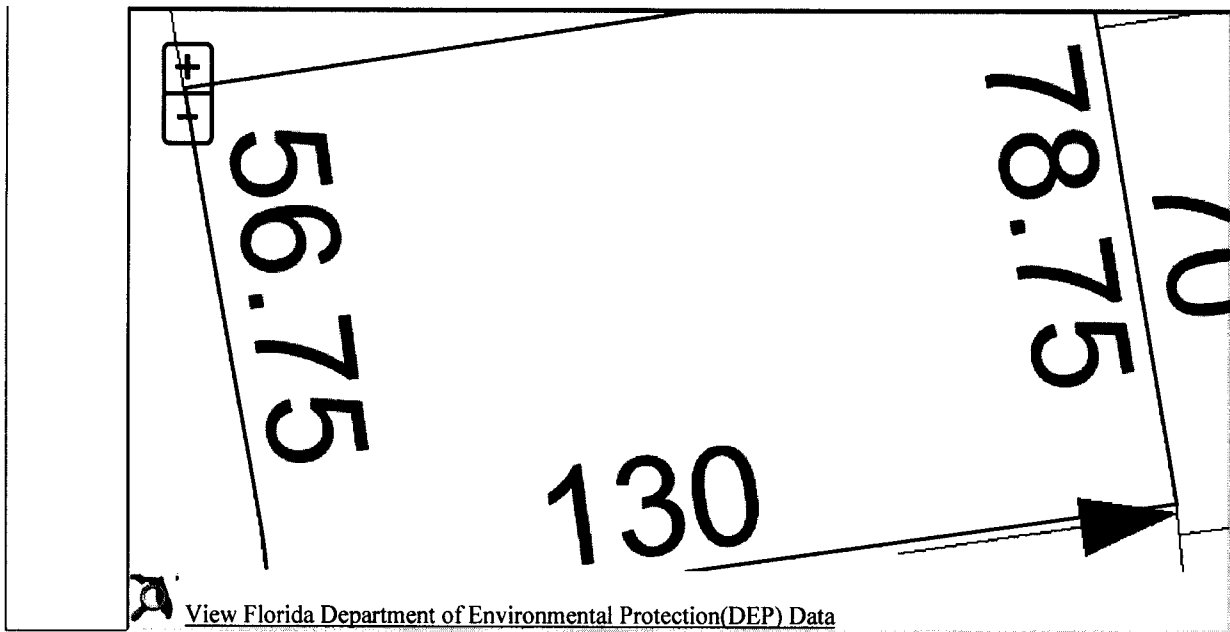
◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 042S302050019004</p> <p><b>Account:</b> 050485000</p> <p><b>Owners:</b> EDWARDS VONCHEA</p> <p><b>Mail:</b> 106 HART DR PENSACOLA, FL 32503</p> <p><b>Situs:</b> 106 HART DR 32503</p> <p><b>Use Code:</b> SINGLE FAMILY RESID 🔑</p> <p><b>Taxing Authority:</b> PENSACOLA CITY LIMITS</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$10,000</td> <td>\$43,402</td> <td>\$53,402</td> <td>\$53,402</td> </tr> <tr> <td>2020</td> <td>\$10,000</td> <td>\$39,983</td> <td>\$49,983</td> <td>\$49,983</td> </tr> <tr> <td>2019</td> <td>\$10,000</td> <td>\$37,316</td> <td>\$47,316</td> <td>\$47,316</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$10,000	\$43,402	\$53,402	\$53,402	2020	\$10,000	\$39,983	\$49,983	\$49,983	2019	\$10,000	\$37,316	\$47,316	\$47,316
Year	Land	Imprv	Total	Cap Val																	
2021	\$10,000	\$43,402	\$53,402	\$53,402																	
2020	\$10,000	\$39,983	\$49,983	\$49,983																	
2019	\$10,000	\$37,316	\$47,316	\$47,316																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>09/24/2019</td> <td>8170</td> <td>690</td> <td>\$66,500</td> <td>WD</td> <td></td> </tr> <tr> <td>04/20/2019</td> <td>8082</td> <td>1565</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/2006</td> <td>5882</td> <td>1771</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/2003</td> <td>5056</td> <td>940</td> <td>\$50,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2001</td> <td>4715</td> <td>713</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1997</td> <td>4172</td> <td>1588</td> <td>\$23,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/24/2019	8170	690	\$66,500	WD		04/20/2019	8082	1565	\$100	CJ		04/2006	5882	1771	\$100	QC		01/2003	5056	940	\$50,000	WD		05/2001	4715	713	\$100	WD		09/1997	4172	1588	\$23,000	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8170 P 690</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
09/24/2019	8170	690	\$66,500	WD																																							
04/20/2019	8082	1565	\$100	CJ																																							
04/2006	5882	1771	\$100	QC																																							
01/2003	5056	940	\$50,000	WD																																							
05/2001	4715	713	\$100	WD																																							
09/1997	4172	1588	\$23,000	WD																																							

<p><b>Parcel Information</b></p> <p><b>Section</b></p> <p><b>Map Id:</b> 04-2S-30-2</p> <p><b>Approx. Acreage:</b> 0.2301</p> <p><b>Zoned:</b> 🔑 R-1AA</p> <p><b>Evacuation &amp; Flood Information</b></p> <p><a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
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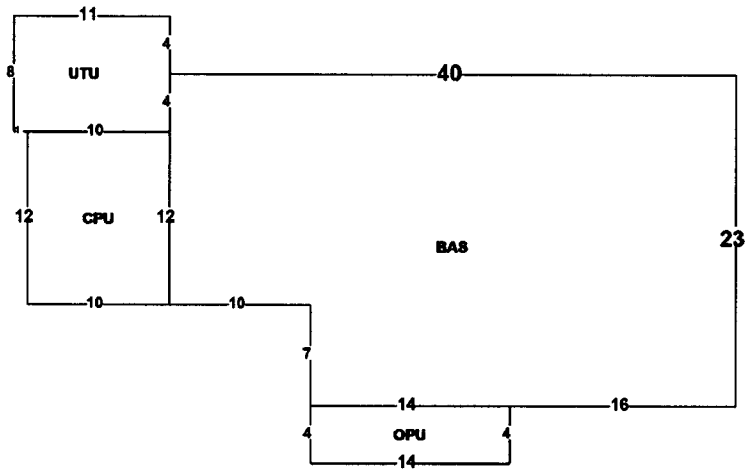
View Florida Department of Environmental Protection(DEP) Data

**Buildings**

Address:106 HART DR, Year Built: 1954, Effective Year: 1954, PA Building ID#: 71633

**Structural Elements**

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-VINYL SIDING
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- 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 - 1114 Total SF**

- BASE AREA - 850
- CARPORT UNF - 120
- OPEN PORCH UNF - 56
- UTILITY UNF - 88

**Images**



12/16/2002 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 02127**, 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:

**LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8082 P 1565**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050485000 (1222-49)**

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

**VONCHEA EDWARDS**

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 December, which is the **5th day of December 2022**.

Dated this 13th 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  
 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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 050485000 Certificate Number: 002127 of 2020**

**Payor: VONCHEA EDWARDS 1402 E FISHER ST PENSACOLA FL 32503 Date 8/4/2022**

Clerk's Check #	5300471306	Clerk's Total	<del>\$510.72</del> <b>\$3,887.87</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,934.97</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,522.69</del>

**\$3904.87**

**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>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 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 002127  
 Redeemed Date 8/4/2022**

**Name VONCHEA EDWARDS 1402 E FISHER ST PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$510.72	<del>\$510.72</del> \$3,887.87
Due Tax Collector = TAXDEED	\$3,984.97	
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  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 050485000 Certificate Number: 002127 of 2020**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="8/4/2022"/> 
Months	8	4
Tax Collector	<input type="text" value="\$3,507.79"/>	<input type="text" value="\$3,507.79"/>
Tax Collector Interest	\$420.93	\$210.47
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,934.97	<input type="text" value="\$3,724.51"/> TC
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	\$54.72	<input type="text" value="\$27.36"/>
Total Clerk	\$510.72	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,522.69	\$4,224.87
	Repayment Overpayment Refund Amount	\$297.82
Book/Page	<input type="text" value="8785"/>	<input type="text" value="158"/>

## 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 8785, Page 158, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02127, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **050485000 (1222-49)**

DESCRIPTION OF PROPERTY:

**LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8082 P 1565**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: VONCHEA EDWARDS

Dated this 4th day of August 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 05-0485-000 CERTIFICATE #: 2020-2127

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: August 1, 2002 to and including August 30, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2022

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

September 18, 2022

Tax Account #: **05-0485-000**

1. The Grantee(s) of the last deed(s) of record is/are: **VONCHEA EDWARDS**  
**By Virtue of Warranty Deed recorded 9/24/2019 in OR 8170/690**
  
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 Sharon Sharpe aka Sharon Franklin recorded 1/31/2006 OR 5829/601**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 05-0485-000**  
**Assessed Value: \$58,742.00**  
**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.

**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:** \_\_\_\_\_ **December 5, 2022** \_\_\_\_\_  
**TAX ACCOUNT #:** \_\_\_\_\_ **05-0485-000** \_\_\_\_\_  
**CERTIFICATE #:** \_\_\_\_\_ **2020-2127** \_\_\_\_\_

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.                    |

**VONCHEA EDWARDS**  
**106 HART DR**  
**PENSACOLA, FL 32503**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> 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**

**September 18, 2022**

**Tax Account #:05-0485-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 19 BLK 4 2ND ADDN HIGHLAND TERRACE PB 3 P 37/51/59 OR 8082 P 1565**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0485-000(1222-49)**

**Prepared By and Return To:**

Springdale Title, LLC  
Attn: Kathy Wilson  
551 Creighton Road, Suite E 104  
Pensacola, FL 32504

Order No.: STL19-1254

Property Appraiser's Parcel I.D. (folio) Number:  
042S302050019004

**WARRANTY DEED**

THIS WARRANTY DEED dated September 24, 2019, by Asia Sharpe and Brionna Ross, whose post office address is 1721 Martin Luther King Drive, Pensacola, Florida 32503 (the "Grantor"), to VonChea Edwards, whose post office address is 106 Hart Dr, Pensacola, Florida, 32503 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Escambia, State of Florida, viz:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

**The above described property is not the homestead of the Grantors.**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Brionna Ross  
Brionna Ross

Sharon G. Robinson  
Witness Signature

Sharon G Robinson  
Printed Name of First Witness

[Signature]  
Witness Signature

MARY COPELAND  
Printed Name of Second Witness

**Grantor Address:**  
1721 Martin Luther King Drive  
Pensacola, FL 32503

STATE OF Georgia

COUNTY OF FAYETTE

I, ANTONIO D. COPELAND, a Notary Public for the County of FAYETTE and State of Georgia, do hereby certify that Brionna Ross personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21<sup>ST</sup> of September, 2019.

[Signature]  
Notary Public

My Commission Expires: 01/11/2020

(SEAL) ANTONIO D. COPELAND  
NOTARY PUBLIC  
FAYETTE COUNTY, GEORGIA  
MY COMMISSION FOR JAN. 11, 2020

Asia Sharpe  
Asia Sharpe

**Grantor Address:**  
1721 Martin Luther King Drive  
Pensacola, FL 32503

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

Sandra Brown  
Printed Name of First Witness

[Signature]  
Witness Signature

Kathy G Wilson  
Printed Name of Second Witness

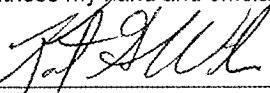


STATE OF Florida

COUNTY OF Escambia

I, Kathryn G. Wilson, a Notary Public for the State of Florida and County of Escambia, do hereby certify that Asia Sharpe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2019 .

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

(SEAL)

Kathryn G. Wilson  
Notary Public  
State of Florida  
Commission No. FF965338  
Commission Expires: March 21, 2020

**EXHIBIT A**

Legal Description

LOT 19, BLOCK 4, SECOND ADDITION TO HIGHLAND TERRACE, A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 AT PAGE 59 OF THE PUBLIC RECORDS OF SAID COUNTY.