



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

1222-66

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	RANDERSON WILLIE MAE 3415 W YONGE ST PENSACOLA, FL 32505 3415 W YONGE ST 06-0868-000 BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DE (Full legal attached.)	Certificate #	2020 / 2979
		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)
# 2020/2979	06/01/2020	477.09	23.85	500.94
→Part 2: Total*				500.94

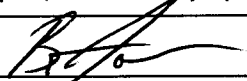
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2021/2344	06/01/2021	1,105.32	6.25	55.27	1,166.84
Part 3: Total*					1,166.84

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)	1,667.78
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,096.29
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)	3,139.07

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date May 6th, 2022

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

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>12/05/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

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 NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0 DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439 OR 957 P 113

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200193

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
06-0868-000	2020/2979	06-01-2020	BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0 DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439 OR 957 P 113

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](#)

General Information

Parcel ID: 162S304101028001
Account: 060868000
Owners: RANDERSON WILLIE MAE
Mail: 3415 W YONGE ST
 PENSACOLA, FL 32505
Situs: 3415 W YONGE ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$7,000	\$61,315	\$68,315	\$68,315
2020	\$7,000	\$56,253	\$63,253	\$63,253
2019	\$7,000	\$52,527	\$59,527	\$46,039

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1975	957	113	\$11,500	WD	

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2021 Certified Roll Exemptions

WIDOW

Legal Description

BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N
 ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DEG
 27 MIN W...

Extra Features

CARPORT
 FRAME BUILDING

Parcel Information

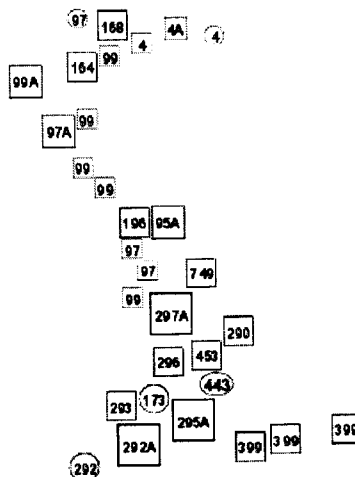
[Launch Interactive Map](#)

Section Map Id:
 16-2S-30-2

Approx. Acreage:
 0.1856

Zoned:
 HDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 3415 W YONGE ST, Year Built: 1964, Effective Year: 1964, PA Building ID#: 78599

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

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

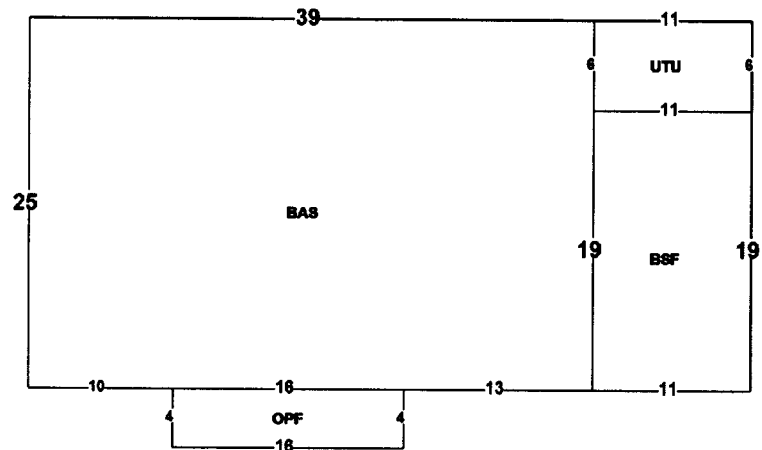
Areas - 1314 Total SF

BASE AREA - 975

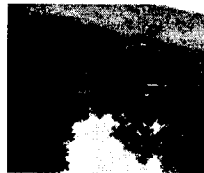
BASE SEMI FIN - 209

OPEN PORCH FIN - 64

UTILITY UNF - 66



Images



7/22/2016 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:05/11/2022 (tc.5102)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 02979**, 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:

BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0 DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439 OR 957 P 113

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060868000 (1222-66)

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

WILLIE MAE RANDERSON

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

Recorded in Public Records 02/06/2014 at 09:18 AM OR Book 7131 Page 1668,
Instrument #2014007682, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)		10194 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650		Serial Number 981251914		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ALFRED C RANDERSON					
Residence 6521 ANTIETAM DR PENSACOLA, FL 32503-7503					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	[REDACTED]	02/11/2013	03/13/2023	
1040	12/31/2008	[REDACTED]	02/11/2013	03/13/2023	39869.79
1040	12/31/2009	[REDACTED]	02/11/2013	03/13/2023	1989.54
					2038.92
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 43898.25
This notice was prepared and signed at <u>BALTIMORE, MD</u> , on this,					
the <u>28th</u> day of <u>January</u> , <u>2014</u>					
Signature <u>[Signature]</u> for DEANN BENDER			Title ACS W&I (800) 829-7650 13-00-0000		
(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-486, 1971 - 2 C.B. 408)					
Part 1 - kept By Recording Office			Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X		

OR BK 5358 P80171
Escambia County, Florida
INSTRUMENT 2004-213654

RCD Mar 05, 2004 04:41 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-213654

The foregoing instrument was acknowledged before me this 11th day of February, 2004, by Willie Mae Randerson, who is personally known to me or who has produced Florida Driver License #R532-893-31-726-0 as identification and who ~~did~~ (did not) take an oath.

Derrick Andre Williams
Signature



DERICK ANDRE WILLIAMS
MY COMMISSION # DD 082723
EXPIRES March 16, 2008
Florida Trust Fiduciary Services

Notary Public

CA

Date

From

SHORT FORM

Mortgage Deed

NARCO FORM 83A

OR BK 5358 PGO 170
Escambia County, Florida
INSTRUMENT 2004-213654

MORTGAGE DEED
SHORT FORM

RAMCO FORM 50A

This Indenture

Made this 11th day of February, A. D. 2004,
Between Willie Mae Randerson, a widow

hereinafter called the Mortgagor, and Escambia County, whose mailing address is
223 Palafox Place, Pensacola, Florida 32501
hereinafter called the Mortgagee.

Witnesseth, That the said Mortgagor, for and in consideration of the sum of One Dollar to
her in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged,
she granted, bargained and sold to the said Mortgagee its heirs and
assigns, forever, the following described land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Commencing at a concrete monument at the Northwest corner of Unit No. 2, Laurel Park,
according to plat filed in Plat Book 5, at Page 6, of the records of said County;
thence North 0°00' East along the Northerly extension of the West line of said sub-
division a distance of 121.92 feet; thence South 89°27' West, a distance of 536.25
feet for the point of beginning; thence continue South 89°27' West, 67 feet; thence
South 0°33' East, 120 feet; thence North 89°27' East, 67 feet; thence North 0°33'
West, 120 feet to the point of beginning.

MTB DOC STAMPS PD @ ESC CO \$ 31.50
03/05/04 EMMIE LEE NICHOLS, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 18.00
03/05/04 EMMIE LEE NICHOLS, CLERK

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

Provided Always, That if said Mortgagor, her heirs, legal representatives or
assigns, shall pay unto the said Mortgagee, its legal representatives or assigns, a
certain promissory note dated the 11th day of February, A. D. 2004, for
the sum of Nine Thousand & 00/100 ----- (\$9,000.00) ----- Dollars,

payable if property is sold or any interest in property is transferred with interest at Zero (0%)
THIS MORTGAGE SHALL NOT BE SUBORDINATED UNDER ANY CIRCUMSTANCES**
per cent. from February 11, 2004 signed by Willie Mae Randerson

and shall pay all sums payable hereunder, and per-
form, comply with and abide by each and every the stipulations, agreements, conditions and cove-
nants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance
premiums reasonably required, and all costs and expenses including a reasonable attorney's fee,
which said Mortgagee may incur in collecting money secured by this mortgage, and also in
enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created
shall cease and be null and void. **In Witness Whereof**, the said Mortgagor hereunto set

her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Ralph [Signature]
Edward Bryan

Willie Mae Randerson

This instrument prepared by: Neighborhood Enterprise Foundation, Inc. for Escambia County
Address Post Office Box 18178, Pensacola, Florida 32523-8178

FROM :

1997-01-22 09:14 3483 P. 07-07

600

OR BK 4094 PG1087
Escambia County, Florida
INSTRUMENT 97-358011

AFFIDAVIT

STATE OF Florida
COUNTY OF Escambia

ON THIS DAY, before me, the undersigned authority, duly authorized to administer oaths, personally appeared Willie Mae Randerson, who being by me first duly sworn, deposes and says that A. C. Randerson and Willie Mae Randerson were married at the time they jointly acquired title to the insured premises by means of a Warranty Deed dated 12/2/75 and recorded on 12/9/75 in Official Records Book 937, Page 113 in the Public Records of Escambia County, Florida.

Affiant further states that they were never divorced and lived together continuously as husband and wife, without interruption by divorce until the death of A. C. Randerson.

FURTHER, Affiant sayeth aught.

Willie Mae Randerson
Willie Mae Randerson

Sworn to and subscribed before me this 22nd day of January, 1997 by Willie Mae Randerson, who is/are personally known to me or who produced a DRIVER'S LICENSE as identification.

Toni Rae Smith
NOTARY PUBLIC
Toni Rae Smith

THIS INSTRUMENT PREPARED BY:
Debbie Tucker, Officer of
FIRST AMERICAN TITLE INSURANCE CO.
4501 Twin Oaks Drive, Suite 101
Pensacola, Florida 32506
File No: 97-1718
pursuant to insurance of title insurance.

TONI RAE SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-98
66-4124-0

RCD Jan 28, 1997 08:28 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-358011

State of Florida
Escambia County

A. T. Creel
PENSACOLA, FLORIDA
WARRANTY DEED

PRINTED AND FOR SALE
HAYES PRINTING CO.
PENSACOLA, FLA.

Know All Men by These Presents: That we, W. T. Creel and Lavada Creel, husband and wife,

FILE 957 REC 113

for and in consideration of Ten dollars and other good and valuable consideration

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

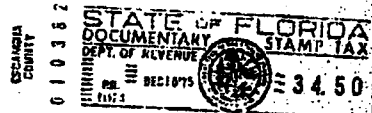
A. G. Banderson and Willie Mae Banderson, husband and wife,

their

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida

That portion of Government Lot 4, Section 16, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument at the Northwest corner of Unit No. 2, Laurel Park, according to plat filed in Plat Book 3, at Page 6, of the records of said County; thence North 0°00' East along the Northerly extension of the West line of said sub-division a distance of 321.92 feet; thence South 89°27' West, a distance of 536.26 feet for the point of beginning; thence continue South 89°27' West, 67 feet; thence South 0°33' East, 120 feet; thence North 89°27' East, 67 feet; thence North 0°33' West, 120 feet to the point of beginning.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or 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 hands and seal this 2nd day of December, A. D. 1975.

Signed, sealed and delivered in the presence of

Margaret A. Williams
R. Alan King

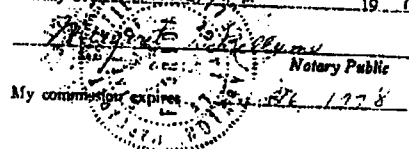
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared W. T. Creel

and Lavada Creel, 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 he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of December, 1975.



PROPERTY INFORMATION REPORT

September 18, 2022

Tax Account #:06-0868-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D
321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0
DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439
OR 957 P 113**

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0868-000(1222-66)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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: NOVEMBER 7, 2022
TAX ACCOUNT #: 06-0868-000
CERTIFICATE #: 2020-2979

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 <u>2021</u> tax year.

WILLIE MAE RANDERSON
3415 W YONGE ST
PENSACOLA FL 32505

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE FL 32202-4437

Certified and delivered to Escambia County Tax Collector, this 18th 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**

September 18, 2022

Tax Account #: **06-0868-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIE MAE RANDERSON**

By Virtue of Warranty Deed recorded 12/9/1975 in OR 957/113

ABTRACTOR'S NOTES: A.C. RANDERSON AND WILLIE MAE RANDERSON ACQUIRED TITLE BY VIRTUE OF WARRANTY DEED RECORDED IN 957/113. A.C. RANDERSON DIED AS EVIDENCED BY THE CONTINUOUS MARRIAGE AFFIDAVIT RECORDED 1/28/1997 IN 4094/1087.

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. **Mortgage in favor of Escambia County recorded 3/5/2004 OR 5358/170**
- b. **Notice of Federal Tax Lien in favor of IRS recorded 2/6/2014 OR 7131/1668**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent. ☐ Mark if paid

Tax Account #: 06-0868-000

Assessed Value: \$75,146.00

Exemptions: WIDOW

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 #: 06-0868-000 CERTIFICATE #: 2020-2979

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: 8/19/2002 to and including 8/19/2022 Abstractor: BYRON BROWN

BY

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 02979, 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:

BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D 321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0 DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439 OR 957 P 113

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060868000 (1222-66)

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

WILLIE MAE RANDERSON

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 17th day of October 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

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Post Property:

3415 W YONGE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

WILLIE MAE RANDERSON
3415 W YONGE ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02979 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 20, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WILLIE MAE RANDERSON 3415 W YONGE ST PENSACOLA, FL 32505	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STOP 5710 JACKSONVILLE FL 32202
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	NEIGHBORHOOD ENTERPRISE DIVISION PO BOX 18178 PENSACOLA, FL 32523

WITNESS my official seal this 20th day of October 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

3415 W YONGE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

595 OCT 21 PM 9:42
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

595 OCT 21 PM 9:42

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1222-66

Document Number: ECSO22CIV035282NON

Agency Number: 23-000562

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02979 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WILLIE MAE RANDERSON

Defendant:

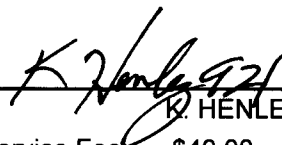
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/21/2022 at 9:42 AM and served same at 8:01 AM on 10/25/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

WILLIE MAE RANDERSON
3415 W YONGE ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

WILLIE MAE RANDERSON
3415 W YONGE ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FLORIDA
2022 OCT 21 PM 9:42
02979

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1222-66

Document Number: ECSO22CIV035281NON

Agency Number: 23-000561

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02979 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WILLIE MAE RANDERSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/21/2022 at 9:42 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for WILLIE MAE RANDERSON , Writ was returned to court UNEXECUTED on 10/25/2022 for the following reason:

PER RESIDENT AT GIVEN ADDRESS, SUBJECT LIVES IN MISSOURI. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K Henley 921
K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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

Tax Certificate No. Certificate No. 02979, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 060868000 (1222-66)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF LAUREL PARK UNIT NO 2 PB 5 P 6 N ALG NLY EXTEN OF W LI OF S/D
321 92/100 FT S 89 DEG 27 MIN W 536 26/100 FT FOR POB CONTINUE SAME COURSE 67 FT S 0
DEG 33 MIN E 120 FT N 89 DEG 27 MIN E 67 FT N 0 DEG 33 MIN W 120 FT TO POB OR 165 P 439
OR 957 P 113

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILLIE MAE RANDERSON

Dated this 8th day of November 2022.



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



**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: 060868000 Certificate Number: 002979 of 2020**

Payor: WALTER LEE 3911 ELMCREST DR PENSACOLA, FL 32504 Date 11/8/2022

Clerk's Check # 5508313179
Tax Collector Check # 1

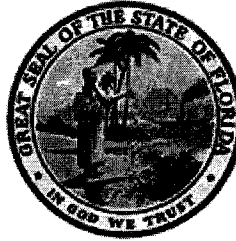
Clerk's Total	\$310.72 \$3,978.80
Tax Collector's Total	\$3,522.01
Postage	\$26.40
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$4,076.13 \$4,022.20

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *H. Boydon*
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
 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 002979

Redeemed Date 11/8/2022

Name WALTER LEE 3911 ELMCREST DR PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$510.72	\$3,978.80
Due Tax Collector = TAXDEED	\$3,522.01	
Postage = TD2	\$26.40	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 060868000 Certificate Number: 002979 of 2020

Redemption	☐ No ☒	Application Date	4/21/2022	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	12/5/2022	Redemption Date	11/8/2022
Months		8		7	
Tax Collector		\$3,139.07		\$3,139.07	
Tax Collector Interest		\$376.69		\$329.60	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$3,522.01		\$3,474.92	T.C
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	-40.00
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$54.72		\$47.88	
Total Clerk		\$510.72		\$503.88	C.H.
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$26.40		\$26.40	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$4,076.13		$\$4,022.20 - 40.00$ $\$3982.20$ $\$53.93 + 40.00 = \93.93	
		Repayment Overpayment Refund Amount			
Book/Page		8785		283	

WILLIE MAE RANDERSON [1222-66]
3415 W YONGE ST
PENSACOLA, FL 32505

9171 9690 0935 0128 2211 86

IRS COLLECTION ADVISORY GROUP
[1222-66]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0128 2212 16

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1222-66]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2211 93

NEIGHBORHOOD ENTERPRISE
DIVISION [1222-66]
PO BOX 18178
PENSACOLA, FL 32523

9171 9690 0935 0128 2212 09

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR11/2-11/23TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-02979 in the Escambia County Court was published in said newspaper in and was printed and released on November 2, 2022; November 9, 2022; November 16, 2022; and November 23, 2022.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of November, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL



9171 9890 0835 0128 2212 08



quadrant

FIRST-CLASS MAIL
IMI

\$006.57

10/21/2022 ZIP 32502
043M31219251

US POSTAGE

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