



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

0123-11

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	MEADOWS ANGELA 3110 W JACKSON ST PENSACOLA, FL 32505 3110 W JACKSON ST 06-4314-000 LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION PLAT DB 26 P 147 CA 139	Certificate #	2020 / 3492
		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)
# 2020/3492	06/01/2020	641.79	32.09	673.88
→Part 2: Total*				673.88

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)
# 2021/2734	06/01/2021	646.42	6.25	32.32	684.99
Part 3: Total*					684.99

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)	1,358.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	585.38
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)	2,319.25

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.	33,556.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200235

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
06-4314-000	2020/3492	06-01-2020	LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION PLAT DB 26 P 147 CA 139

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: 332S304000007243
Account: 064314000
Owners: MEADOWS ANGELA
Mail: 3110 W JACKSON ST
PENSACOLA, FL 32505
Situs: 3110 W JACKSON 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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2004	5542	1297	\$55,000	WD	
03/1998	4241	340	\$100	QC	
12/1980	1497	787	\$25,400	WD	
01/1973	726	797	\$15,000	WD	

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

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$19,143	\$57,817	\$76,960	\$67,113
2020	\$19,143	\$50,644	\$69,787	\$66,187
2019	\$24,338	\$49,845	\$74,183	\$64,699

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

2021 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description

LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION
PLAT DB 26 P 147 CA 139

Extra Features

None

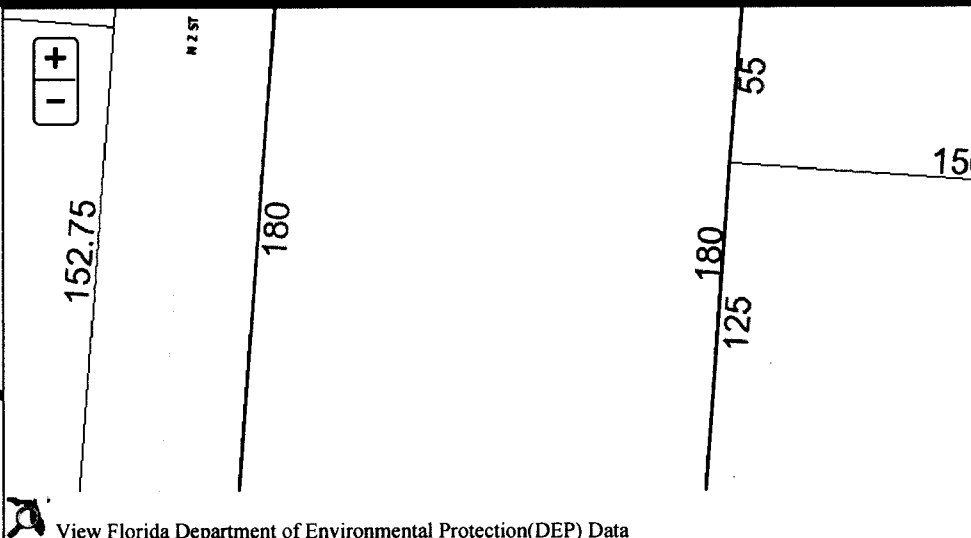
Parcel Information[Launch Interactive Map](#)

Section Map Id:
CA139

Approx. Acreage:
0.6278

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

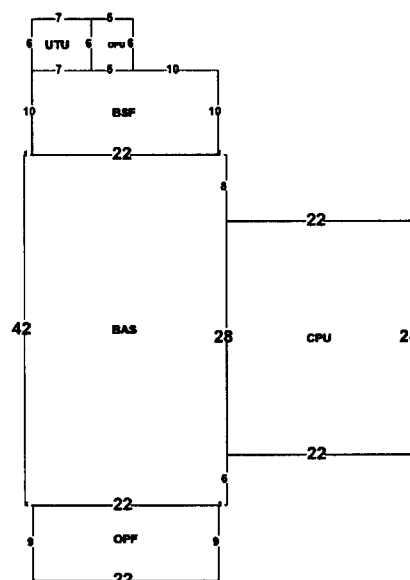
Buildings

Address: 3110 W JACKSON ST, Year Built: 1928, Effective Year: 1948, PA Building ID#: 81636

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
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 - 2114 Total SF

BASE AREA - 1008
BASE SEMI FIN - 220
CARPORT UNF - 616
OPEN PORCH FIN - 198
OPEN PORCH UNF - 30
UTILITY UNF - 42



Images



4/26/2017 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 HOLDINGS LLC** holder of **Tax Certificate No. 03492**, 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:

LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION PLAT DB 26 P 147 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064314000 (0123-11)

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

ANGELA MEADOWS

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th 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

Have you given, sold, loaned or transferred any real or personal property worth more than \$100 to any person in the last year? ____ If your answer is "yes," describe the property, market value and sale price, and give the name and address of the person who received the property.

Does anyone owe you Money? ____ Amount owed: \$____

Name and Address of Person Owning Money: _____

Reason money is owed: _____

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
- e. Your financial statements, loan applications, or lists of assets and liabilities submitted to any person or entity within the last 3 years.
- f. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

DANIEL W MEADOWS
Judgment Debtor

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, by _____, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal, on _____.

NOTARY PUBLIC, STATE OF
FLORIDA AT LARGE

My Commission Expires:

MAIL OR DELIVER THE COMPLETED FORM TO THE JUDGMENT CREDITOR OR THE CREDITOR'S ATTORNEY.

Names of Others You Live With:

Who is Head of Your Household? ____ You ____ Spouse ____ Other Person

Checking Account at:

_____ Account # _____

Savings Account at:

_____ Account # _____

For Real Estate (land) You Own or Are Buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balance Owed: \$ _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

Year/Make/Model _____

Color _____

Vehicle ID # _____

Tag # _____

Mileage _____

Names on Title _____

Present Value \$ _____ \$ _____

Loan Owed to _____

Balance on Loan \$ _____ \$ _____

Monthly Payment \$ _____ \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

PORTFOLIO RECOVERY ASSOCIATES, LLC,

Plaintiff,

vs.

DANIEL W MEADOWS,

Defendant.

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

SMALL CLAIMS DIVISION

CASE NO.: 2017-SC-003056

FACT INFORMATION SHEET

Full Legal Name: _____

Nicknames or Aliases: _____

Residence Address: _____

Mailing Address (if different): _____

Telephone Numbers: (Home) (____) _____ (Business) (____) _____

Name of Employer: _____

Address of Employer: _____

Position or Job Description: _____

Rate of Pay: \$ _____ per _____

Average Paycheck: \$ _____ per _____

Average Commissions or Bonuses: \$ _____ per _____

Commissions or bonuses are based on _____

Other Personal Income: \$ _____ per _____

(Explain details on the back of this sheet or on an additional sheet if necessary.)

Social Security Number: ____-____-____ Birth date: ____/____/____

Driver's License Number: _____

Marital Status: _____

Spouse's Name: _____

Spouse's Address (if different): _____

Spouse's Social Security Number: ____-____-____ Birth date: ____/____/____

Spouse's Employer: _____

Spouse's Average Paycheck/Income: \$ _____ per _____

Other Family Income: \$ _____ per _____ (Explain details on back of this sheet or an additional sheet if necessary.)

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or an additional sheet if necessary.

Names and Ages of All Your Children (and addresses if not living with you): _____

Child Support or Alimony Paid: \$ _____ per _____

Filing # 79357440 E-Filed 10/15/2018 04:50:54 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

PORTFOLIO RECOVERY ASSOCIATES, LLC
140 Corporate Blvd, Suite 100
Norfolk, VA 23502,

Plaintiff,

vs.

Case No. 2017 SC 003056
Division 5

DANIEL W. MEADOWS
3110 W. Jackson Street
Pensacola, FL 32505
dwmeadows68@yahoo.com

Defendant.

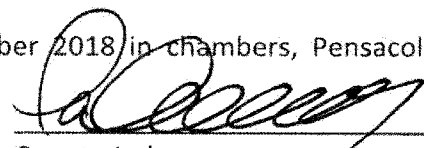
FINAL JUDGMENT

At a Small Claims Pretrial Conference on October 11, 2017, the parties appeared and entered into a court-ordered Stipulation for payments. The plaintiff notified the court that the defendant did not pay as agreed. Therefore the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the plaintiff shall recover from the defendant \$3,344.45 for which let execution issue.

FURTHER ORDERED that the defendant shall complete the attached Fact Information Sheet and return it together with any documents required to **Pollack & Rosen, 806 Douglas Rd., Suite 200, Coral Gables, FL 33134**. This is mandatory unless the judgment is paid in full or a Notice of Appeal is filed. Failure to complete and return the Fact Information Sheet together with all documents required within 45 days may result in up to 180 days county jail and/or a fine of up to \$500.00/day.

DONE AND ORDERED this 14th day of October 2018 in chambers, Pensacola, Escambia County, Florida.


County Judge

cc: Pollack & Rosen, PA, Attorneys for Plaintiff
Defendant

File Number: 04-111603

OR BK 5542 PG1302
Escambia County, Florida
INSTRUMENT 2004-313024

RCD Dec 16, 2004 01:34 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-313024

EXHIBIT "A"

Lots 7 to 14, both inclusive, Block 243, MCMILLAN ADDITION, a subdivision of a portion of Section 33, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat of said subdivision recorded in Deed Book 26 at Page 147, of the Public Records of Escambia County, Florida.

File Number: 04-111603

**MORTGAGE NOTE
(INDIVIDUAL)**

December 16, 2004

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one) promises to pay to **Baldwin Bobe and Janice Bobe, Trustees of the Bobe Revocable Living Trust U/D/T March 26, 1998**, hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified, the principal sum of **Fifty thousand dollars (Fifty thousand)**, with interest from **December 16, 2004** at the rate of 7 percent per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at **6145 Crater Lake Drive, Roseville, CA 95678**, or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in **179** consecutive monthly principal and interest installments in the amount of **\$449.42** commencing **February 01, 2005** with the **180th** and final installment due **January 01, 2020** in the principal amount of **\$443.53** together with accrued interest, if any.

Payments received after the 10th of the month will accrue a \$50.00 late fee which is assessed with that payment. If mortgagor fails to pay two consecutive monthly payments, then this note will be considered to be in default and the mortgagee requires the mortgagor to pay the full amount of this note on demand and to pay any legal, administrative, and other lender incurred expenses required to obtain all payments due.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of **Florida**. The terms of said mortgage are by this reference made a part hereof.

IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of **Florida**. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable herein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

WHENEVER used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.

Maker's address:

**3110 West Jackson Street
Pensacola, FL 32505**

Signature: /s/ DANIEL W. MEADOWS
Daniel W. Meadows

Signature: /s/ ANGELA MEADOWS
Angela Meadows

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]

Print Name: Daniel W. Meadows

Signature: [Signature]
Daniel W. Meadows

Signature: [Signature]

Print Name: Karen S. McClammy

Signature: [Signature]
Angela Meadows

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this **December 16, 2004** by **Daniel W. Meadows and Angela Meadows, husband and wife**, who is/are personally known to me or who has/have produced [Signature] as identification.

(SEAL)

[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____



Rec 354
Doc \$175.00
Int \$100.00

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

OR BK 5542 P61299
Escambia County, Florida
INSTRUMENT 2004-313024

MTG DOC STAMPS PD @ ESC CO \$ 175.00
12/16/04 ERNIE LEE MAGNIA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 100.00
12/16/04 ERNIE LEE MAGNIA, CLERK

Prepared By: Karen McClammy
Citizens Title Group Inc.
4300 BAYOU BLVD., STE. 31
Pensacola, FL 32503
incidental to the issuance of a title insurance policy.
File No.: 04-111603

MORTGAGE DEED (INDIVIDUAL)

This MORTGAGE DEED, executed on **December 16, 2004** by **Daniel W. Meadows and Angela Meadows, husband and wife**, whose post office address is **3110 West Jackson Street Pensacola FL 32505**, hereinafter called the MORTGAGOR, to **Baldwin Bobe and Janice Bobe, Trustees of the Bobe Revocable Living Trust U/D/T March 26, 1998**, whose post office address is **6145 Crater Lake Drive, Roseville, CA 95678**, hereinafter called the MORTGAGEE:

(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia County, Florida**, viz:

See attached Exhibit A for legal description

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

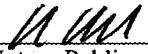
PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as **Exhibit B** hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **Full Insurable Value** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of **Florida**.

IF any sum of money herein referred to be not promptly paid within **thirty** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written.

(SEAL)



Notary Public
Print Name: *Ross Ohrenschall*
My Commission Expires: *11/3/2005*



RCD Dec 16, 2004 01:34 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-313023

OR BK 5542 PG 1297
Escambia County, Florida
INSTRUMENT 2004-313023

DEED DOC STAMPS PD @ ESC CO \$ 385.00
12/16/04 ERIE LEE WAGNER, CLERK

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., STE. 31
PENSACOLA, FL 32503

Rec 1850H
Doc \$385.00

Prepared By: Karen McClammy
Citizens Title Group Inc.
4300 BAYOU BLVD., STE. 31
Pensacola, FL 32503
incidental to the issuance of a title insurance policy.
File Number: 04-111603
Parcel ID #: 332S304000007243

TRUSTEE'S DEED

THIS INDENTURE, made this 10th Day of December, 2004, between Baldwin Bobe and Janice Bobe aka Jancie Bobe, Trustees of the Bobe Revocable Living Trust U/D/T March 26, 1998, party of the first part, and Daniel W. Meadows and Angela Meadows, husband and wife, whose post office address is 3110 West Jackson Street, Pensacola, FL 32505 party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the Escambia County of State of FL, more particularly described as follows:

Lots 7 to 14, both inclusive, Block 243, MCMILLAN ADDITION, a subdivision of a portion of Section 33, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat of said subdivision recorded in Deed Book 26 at Page 147, of the Public Records of Escambia County, Florida.

SUBJECT TO: Taxes for 2004 and subsequent years; restrictions attached hereto and made a part hereof; reservations and easements of record; and county zoning regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

SIGNED, SEALED and delivered in our presence:

1. Witness Signature: Bonnie Perry
1. Witness Print Name: Bonnie Perry

By:

B. Bobe Janice Bobe
Baldwin Bobe and Janice Bobe aka Jancie Bobe,
Individually and as Trustee

2. Witness Signature: Steven M. Perry
2. Witness Print Name: Steven M. Perry

State of Florida Californin
County of Escambia Placer

I HEREBY CERTIFY that on this December 9, 2004, before me Baldwin Bobe and Janice Bobe aka Jancie Bobe, Trustees of the Bobe Revocable Living Trust U/D/T March 26, 1998 personally known to me to be the person described and who executed the foregoing conveyance or who produced Californin D.L. as identification and who did take an oath, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said Trustee aforesaid.

PROPERTY INFORMATION REPORT

October 19, 2022

Tax Account #:06-4314-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION PLAT DB 26 P 147 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-4314-000(0123-11)

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: Jan 9, 2023

TAX ACCOUNT #: 06-4314-000

CERTIFICATE #: 2020-3492

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

DANIEL W MEADOWS
ANGELA MEADOWS
3110 W JACKSON ST
PENSACOLA, FL 32505

BALDWIN BOBE
JANICE BOBE, TRUSTEES
OF THE BOBE REVOCABLE LIVING TRUST
6145 CRATER LAKE DR
ROSEVILLE, CA 95678

PORTFOLIO RECOVERY ASSOCIATES, LLC
140 CORPORATE BLVD, SUITE 100
NORFOLK, VA 23502

Certified and delivered to Escambia County Tax Collector, this 19th day of October, 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

October 19, 2022

Tax Account #: **06-4314-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DANIEL W MEADOWS AND ANGELA MEADOWS**

By Virtue of Trustee's Deed recorded 12/16/2004 in OR 5542/1297 ABTRACTOR'S NOTE: WE DO NOT FIND ANY EVIDENCE OF DEATH FOR DANIEL W MEADOWS.

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 Mortgage recorded 12/16/2004 OR 5542/1299**
 - b. **Final Judgment in favor of Portfolio Recovery Associates, LLC recorded 10/18/2018 OR 798/953**

4. Taxes:

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

Tax Account #: 06-4314-000

Assessed Value: \$69,126.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-4314-000 CERTIFICATE #: 2020-3492

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: October 12, 2002 to and including October 12, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: October 19, 2022



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

Tax Deed - Redemption Calculator
Account: 064314000 Certificate Number: 003492 of 2020

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="11/22/2022"/>
Months	9	7
Tax Collector	<input type="text" value="\$2,319.25"/>	<input type="text" value="\$2,319.25"/>
Tax Collector Interest	\$313.10	\$243.52
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,638.60	<input type="text" value="\$2,569.02"/> <i>IC</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	\$61.56	\$47.88
Total Clerk	\$517.56	<input type="text" value="\$503.88"/> <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="\$33.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,206.16	\$3,089.90
	Repayment Overpayment Refund Amount	\$116.26
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1126"/>

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 003492

Redeemed Date 11/21/2022

Name ANGELA MEADOWS 3110 W JACKSON ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$517.56	\$2,752.90
Due Tax Collector = TAXDEED	\$2,638.60	
Postage = TD2	\$38.00	
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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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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: 064314000 Certificate Number: 003492 of 2020

Payor: ANGELA MEADOWS 3110 W JACKSON ST PENSACOLA, FL 32505 Date 11/21/2022

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$2,638.60
		Postage	\$33.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,206.16

\$2,752.90
\$2,769.90

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 8789, Page 1126, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03492, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **064314000 (0123-11)**

DESCRIPTION OF PROPERTY:

LTS 7 TO 14 BLK 243 OR 5542 P 1297 MCMILLAN ADDITION PLAT DB 26 P 147 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ANGELA MEADOWS

Dated this 21st day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk