

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200595

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ROMOLUS INVESTMENT IRA LLC
ROMOLUS INVESTMENT IRA LLC
21123 LA PENA DR
SAN ANTONIO, TX 78258,

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
11-2686-600	2020/6743	06-01-2020	COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR 85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54 MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 6712 P 1485 SEC 9/17 T 1N R 31

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
ROMOLUS INVESTMENT IRA LLC
ROMOLUS INVESTMENT IRA LLC
21123 LA PENA DR
SAN ANTONIO, TX 78258

07-31-2022
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

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.

COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR 85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54 MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 6712 P 1485 SEC 9/17 T 1N R 31



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

0423.64

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ROMOLUS INVESTMENT IRA LLC ROMOLUS INVESTMENT IRA LLC 21123 LA PENNA DR SAN ANTONIO, TX 78258	Application date	Jul 31, 2022
Property description	OWEN AMANDAH 1006 PERDIDO RD CANTONMENT, FL 32533-7849 1005 PERDIDO RD B 11-2686-600 COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB (Full legal attached.)	Certificate #	2020 / 6743
		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)
# 2020/6743	06/01/2020	314.09	122.50	436.59
→Part 2: Total*				436.59

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)
# 2022/5718	06/01/2022	126.60	6.25	6.33	139.18
# 2021/5305	06/01/2021	122.42	6.25	16.78	145.45
Part 3: Total*					284.63

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)	721.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,096.22

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: Shirley Rich, CFCA Escambia, Florida
Signature Tax Collector or Designee Date August 4th, 2022

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

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:08/09/2022 {tc.57434}



Chris Jones

Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	091N311000370003	Year	Land	Imprv	Total	Cap Val
Account:	112686600	2021	\$6,250	\$0	\$6,250	\$4,598
Owners:	OWEN AMANDAH	2020	\$6,250	\$0	\$6,250	\$4,180
Mail:	1006 PERDIDO RD CANTONMENT, FL 32533-7849	2019	\$3,800	\$5,209	\$9,009	\$9,009
Situs:	1005 PERDIDO RD B 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2021 Certified Roll Exemptions				
Sale Date	Book Page Value Type	None				
04/07/2011	6712 1485 \$100 QC	Legal Description				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB E ALG N LI...				
		Extra Features				
		None				

Parcel Information

Launch Interactive Map

Section

Map Id:

09-1N-31-1

+

-

Approx. Acreage:

0.2479

Zoned:



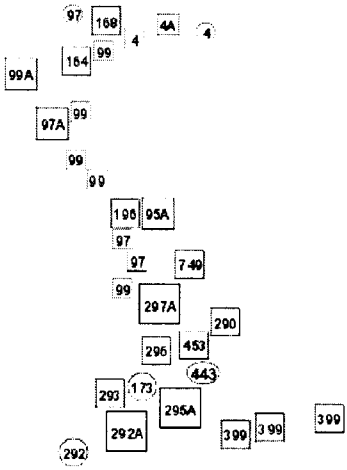
LDR

Evacuation & Flood Information

[Open Report](#)



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



Buildings

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ROMOLUS INVESTMENT IRA LLC** holder of **Tax Certificate No. 06743**, 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:

COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR 85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54 MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 6712 P 1485 SEC 9/17 T 1N R 31

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112686600 (0423-64)

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

AMANDAH OWEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of April, which is the **3rd** day of April 2023.

Dated this 24th day of August 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 3/16/2021 4:06 PM OR Book 8485 Page 235,
Instrument #2021027974, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 3/16/2021 3:42 PM OR Book 8485 Page 93,
Instrument #2021027929, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

OWEN, AMANDAH
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

Case No: CE20051969N
Location: 1005 PERDIDO RD B
PR #: 091N311000370003

Cost Order

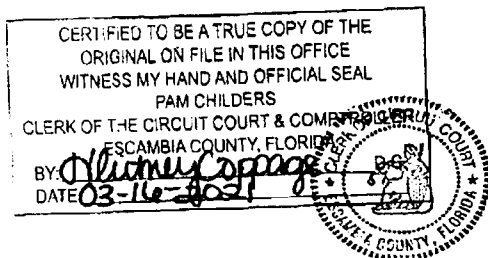
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; It is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/13/2020.

Itemized Cost		
Daily fines	\$2,040.00	\$30.00 Per Day From: <u>10/21/2020</u> To: <u>12/28/2020</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$2,200.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$4,475.00	

DONE AND ORDERED at Escambia County, Florida on 3-9-2021

John B. Trautick
Special Magistrate
Office of Environmental Enforcement



BK: 8384 PG: 1629 Last Page

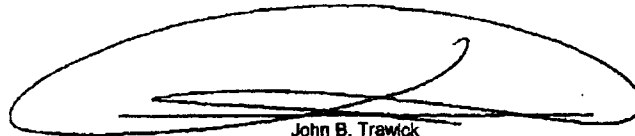
BK: 8384 PG: 1593 Last Page

by law.

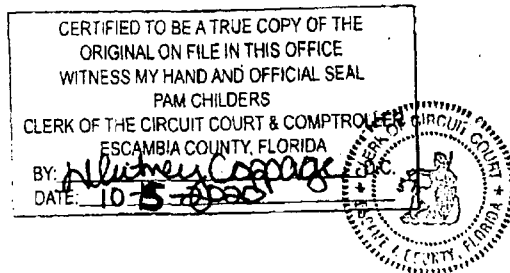
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.**

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 13th day of October, 2020.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement



BK: 8384 PG: 1628

BK: 8384 PG: 1592

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$30.00** per day, commencing **10/21/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided

Recorded in Public Records 10/15/2020 4:28 PM OR Book 8384 Page 1627,
Instrument #2020085843, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 10/15/2020 4:13 PM OR Book 8384 Page 1591,
Instrument #2020085826, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20051969N
LOCATION: 1005 PERDIDO RD B
PR#: 091N311000370003

VS.

OWEN, AMANDAH
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, None,
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

THEREFORE, The Special Magistrate being otherwise fully advised in the
premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
10/20/2020 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 12/19/2011 at 08:15 AM OR Book 6798 Page 660,
Instrument #2011089596, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY

100 GOVERNMENTAL CENTER
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
PENSACOLA, FLORIDA
ESCAMBIA COUNTY, FL

STATE OF FLORIDA TEN DEC 16 P 2 35

VS

COUNTY CRIMINAL DIVISION
FILED & RECORDED

CASE NO: 2011 CO 025710 A

CODE ENFORCEMENT CITATION NO: CE110904301

/ DOB:

SOCIAL SECURITY NBR: --NOT AVAILABLE

AMANDAH M OWEN
1006 PERDIDO RD
CANTONMENT FL 32533

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$50.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 15 day of Dec 2011

Thomas E Johnson
JUDGE THOMAS E JOHNSON

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail this 16 day of December, 2011.

Case: 2011 CO 025710 A
00036018768
Dkt: CERTLIEN Pg#:



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: *Ernie Lee Magaha*

Certified to be a true and correct copy of the original on file in this office
Witness my hand and official seal

ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: *Ernie Lee Magaha*

Date: 12/16/11



MMCOLIEN (3/2011)

BK: 6712 PG: 1487 Last Page

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me, this 18th day of April, 2011, by CHARLES E. WALKER, who is personally known to me or who has produced a Florida driver's license as identification.


NOTARY PUBLIC

MARY PIÑA
Notary Public
State of Florida
My Commission Expires 03/08/2013
Commission No. EE 64485

BK: 6712 PG: 1486

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the day and year first written above.

Margaret Lisa Walker
Grantor, MARGARET LISA WALKER
Address: 1005 Perdido Road
Cantonment, Florida 32533

WITNESSES:

Kenneth M. Jayne
Print Name: Kenneth M. Jayne
Katherine Milstid
Print Name: Katherine Milstid

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me, this 7th day of April, 2011, by MARGARET LISA WALKER, who is personally known to me or who has produced a Florida driver's license as identification.

Katherine Milstid
NOTARY PUBLIC

Charles E. Walker
Grantor, CHARLES E. WALKER
Address: 1000 Perdido Road
Cantonment, Florida 32533



WITNESSES:

Marcia J. Wood
Print Name: Marcia J. Wood
Mary Piro
Print Name: Mary Piro

Recorded in Public Records 04/21/2011 at 03:42 PM OR Book 6712 Page 1485,
Instrument #2011026550, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared by:
MICHAEL L. GUTTMANN
314 S. Baylen Street
Suite 201
Pensacola, FL 32502

Return to address shown above.

QUITCLAIM DEED

This Quitclaim Deed made this 16th day of April, 2011, by
MARGARET LISA WALKER, a married woman and CHARLES E. WALKER, a married
man, as Grantors, to AMANDAH OWEN, of 1006 Perdido Road, Cantonment, Florida
32533, as Grantee.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other
good and valuable consideration in hand, paid by Grantee, the receipt whereof is
hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever,
all the right, title, interest, claim and demand which she has in and to that real property
located in Escambia County, Florida, and more particularly described as follows:

Commence at the Southwest corner of Lot 34 Block "C"; thence East
along the South line of Lot 34 also being the North right of way line of
Perdido Road (60' R/W) for a distance of 39.05 feet to the Point of
Beginning; thence continue East along said North right of way for a
distance of 138.53 feet; thence deflect left 94 degrees 43 minutes 42
seconds for a distance of 85.63 feet; thence deflect left 85 degrees 24
minutes 14 seconds for a distance of 115.01 feet; thence deflect left 78
degrees 54 minutes 59 seconds for a distance of 86.65 feet to the Point of
Beginning.

Parcel Identification Number: 09-1N-31-1000-370-003

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances thereto belonging or in anywise appertaining, and all the estate, right,
title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the
only proper use and benefit of Grantee forever.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE
GRANTOR.**

PROPERTY INFORMATION REPORT

January 22, 2023

Tax Account #:11-2686-600 N

**LEGAL DESCRIPTION
EXHIBIT "A"**

**COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39
05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR
85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54
MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 6712 P 1485
SEC 9/17 T 1N R 31**

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2686-600 N(0423-64)

**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: APR 3, 2023
TAX ACCOUNT #: 11-2686-600 N
CERTIFICATE #: 2020-6743

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>2022</u> tax year.

AMANDAH OWEN
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 2023.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 22, 2023

Tax Account #: **11-2686-600 N**

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

By Virtue of Quitclaim Deed recorded 4/21/2011 in OR 6712/1485

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 Escambia County recorded 12/19/2011 OR 6798/660**

b. **Code Enforcement Order in favor of Escambia County recorded 10/15/2020 OR 8384/1627**

c. **Cost Order in favor of Escambia County recorded 3/16/2021 OR 8485/235**

4. Taxes:

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

Tax Account #: 11-2686-600 N

Assessed Value: \$5,057.00

Exemptions: NONE

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

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-2686-600 N CERTIFICATE #: 2020-6743

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 3, 2003 to and including January 3, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: January 22, 2023

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 April 3, 2023, 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 **ROMOLUS INVESTMENT IRA LLC** holder of **Tax Certificate No. 06743**, 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:

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SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112686600 (0423-64)

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

AMANDAH OWEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of April, which is the **3rd** day of April 2023.

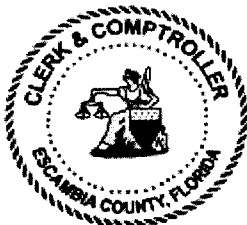
Dated this 16th day of February 2023.

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.

Personal Services:

AMANDAH OWEN
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1005 PERDIDO RD B 32533



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

By:
Emily Hogg
Deputy Clerk

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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 # 06743 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

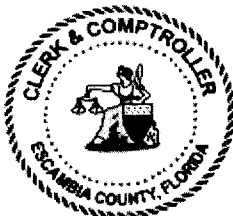
AMANDAH OWEN
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ESCAMBIA COUNTY / STATE OF FLORIDA
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

WITNESS my official seal this 16th day of February 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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1005 PERDIDO RD B 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-64

Document Number: ECSO23CIV007111NON

Agency Number: 23-004078

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06743 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE AMANDAH OWEN

Defendant:

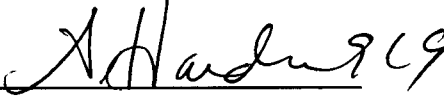
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:17 AM and served same at 9:31 AM on 3/2/2023 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

AMANDAH OWEN
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

AMANDAH OWEN
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-64

Document Number: ECSO23CIV006995NON

Agency Number: 23-004036

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06743 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE AMANDAH OWEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

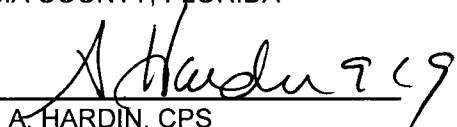
Non-Executed

Received this Writ on 2/28/2023 at 9:15 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for AMANDAH OWEN , Writ was returned to court UNEXECUTED on 3/3/2023 for the following reason:

UNABLE TO LOCATE 1006 PERDIDO ROAD. TRIED 1005 PERDIDO ROAD; HOWEVER, PER RESIDENT, SUBJECT IS UNKNOWN AND DOES NOT LIVE THERE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

AMANDAH OWEN [0423-64]
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

9171 9690 0935 0128 2163 97

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0423-64]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2164 03

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0423-64]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2164 10

ESCAMBIA COUNTY / STATE OF
FLORIDA [0423-64]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Contact

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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AMANDAH OWEN [0423-64]

1006 PERDIDO RD

CANTONMENT, FL 32533-7849

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RETURN TO SENDER
UNCLAIMED

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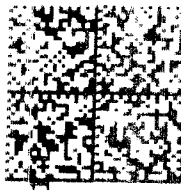
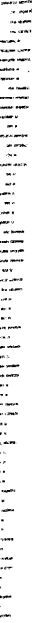
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043M31219254

quodient

FIRST-CLASS MAIL
(M)

\$006.85

0424-2023 ZIP 32502
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Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2022

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-2686-600	06		091N311000370003

OWEN AMANDAH
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

PROPERTY ADDRESS:
1005 PERDIDO RD B

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/6743

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	5,057	0	5,057	33.46
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	6,250	0	6,250	12.26
BY STATE LAW	3.3120	6,250	0	6,250	20.70
WATER MANAGEMENT	0.0261	5,057	0	5,057	0.13
SHERIFF	0.6850	5,057	0	5,057	3.46
M.S.T.U. LIBRARY	0.3590	5,057	0	5,057	1.82
ESCAMBIA CHILDRENS TRUST	0.4365	5,057	0	5,057	2.21

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$74.04

LEGAL DESCRIPTION

COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34
ALSO BEING N R/W LI OF PERDIDO RD
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION		15.03

NON-AD VALOREM ASSESSMENTS \$15.03

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$89.07

If Paid By Please Pay	Mar 31, 2023 \$89.07	Apr 28, 2023 \$91.74	May 31, 2023 \$126.74		
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RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Mar 31, 2023 89.07
AMOUNT IF PAID BY	Apr 28, 2023 91.74
AMOUNT IF PAID BY	May 31, 2023 126.74
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-2686-600
PROPERTY ADDRESS
1005 PERDIDO RD B

OWEN AMANDAH
1006 PERDIDO RD
CANTONMENT, FL 32533-7849

1 112686600 2022 2

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 006743

Redeemed Date 3/30/2023

Name WILLIAM OWEN 1005 PERDIDO RD B CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$517.56	\$ 1,704.74
Due Tax Collector = TAXDEED	\$1,250.46	
Postage = TD2	\$20.64	
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

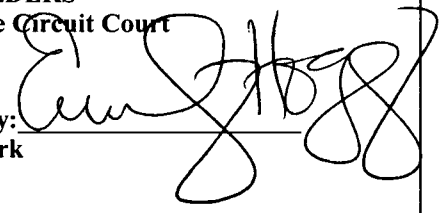
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 112686600 Certificate Number: 006743 of 2020**

Payor: WILLIAM OWEN 1005 PERDIDO RD B CANTONMENT FL 32533 Date 3/30/2023

Clerk's Check #	1	Clerk's Total	\$517.56 1,704.74
Tax Collector Check #	1	Tax Collector's Total	\$1,230.46
		Postage	\$20.64
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,805.66

1742.38

**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 8849, Page 445, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06743, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 112686600 (0423-64)

DESCRIPTION OF PROPERTY:

COM AT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39
05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR
85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54
MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 6712 P 1485
SEC 9/17 T 1N R 31

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: AMANDA H OWEN

Dated this 30th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ROMOLUS INVESTMENT IRA LLC holder of Tax Certificate No. 06743, 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:

COMAT SW COR LT 34 BLK C E ALG S LI OF LT 34 ALSO BEING N R/W LI OF PERDIDO RD 39 05/100 FT TO POB E ALG N LI OF R/W 138 53/100 FT DEFLECT LEFT 94 SEC 43 MIN 42 DEG FOR 85 63/100 FT DEFLECT LEFT 85 MIN 25 SEC 14 DEG 115 01/100 FT DEFLECT LEFT 78 SEC 54 MIN 59 DEG 86 65/100 FT TO POB PENSACOLA HIGHLANDS PLAT DB 102 P 178 OR 5712 P 1485 SEC 9/17 T 1N R 31

SECTION 09, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 112666600 (0423-64)

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

AMANDAH OWEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 3rd day of April 2023.

Dated this 24th day of February 2023

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

4WR3/8-3/29TD

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-06743 in the Escambia County Court was published in said newspaper in and was printed and released on March 8, 2023; March 15, 2023; March 22, 2023; and March 29, 2023.

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 29th day of March, 2023, 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