

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200201

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
12-0126-270	2020/7167	06-01-2020	BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245 OR 7560 P 439

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

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.	18,410.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here:	Date of sale <u>02/06/2023</u>
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 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.

BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245 OR 7560 P 439



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

0223-24

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	BORDEN DONNY BORDEN YAYING LIU 2520 MOLINO RD MOLINO, FL 32577 2520 MOLINO RD 12-0126-270 BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N (Full legal attached.)	Certificate #	2020 / 7167
		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)
# 2020/7167	06/01/2020	325.72	16.29	342.01
→Part 2: Total*				342.01

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)
# /					
Part 3: Total*					0.00

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)	342.01
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	297.68
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)	1,014.69

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

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

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
07/27/2021	8585	1916	\$100	QC			
05/27/2016	7560	439	\$100	QC			
08/21/2012	6897	1245	\$10,000	WD			
05/2004	6076	1045	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						 Legal Description	
						BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00...	
						 Extra Features	
						METAL SHED	

Parcel Information

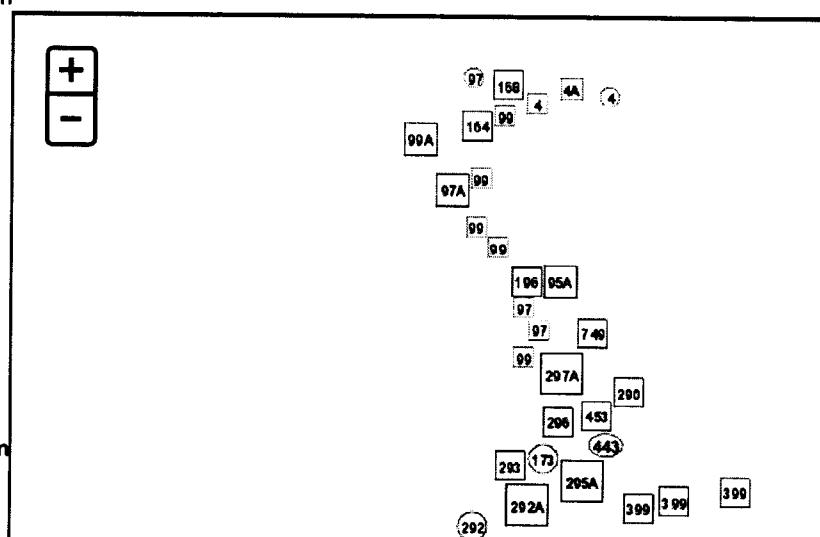
Launch Interactive Map

Section
Map Id:
05-2N-31

Approx.
Acreage:
1.2317

Zoned: 
RR

Evacuation
& Flood
Information
Open
Report



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

Buildings

Address:2520 MOLINO RD, Year Built: 1994, Effective Year: 1994, PA Building ID#: 124652

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

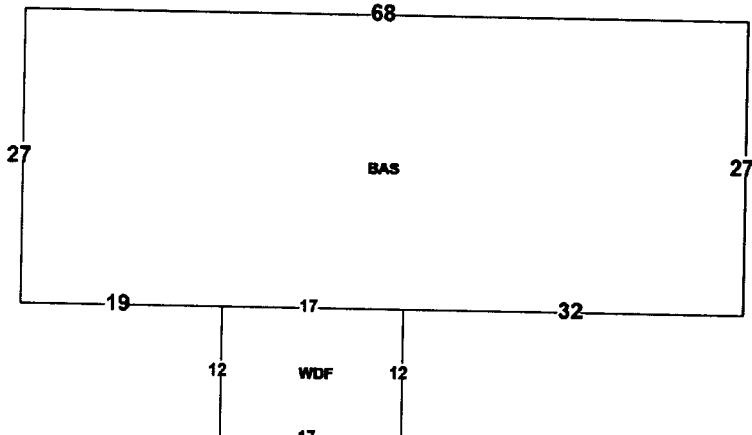
NO. STORIES-1

STORY HEIGHT-0

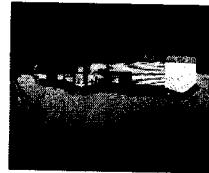
 Areas - 2040 Total SF

BASE AREA - 1836

WOOD DECK FIN - 204



Images



3/21/2019 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.5727)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022063702 6/22/2022 2:48 PM
OFF REC BK: 8808 PG: 1784 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 07167**, 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 SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245 OR 7560 P 439

SECTION 05, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120126270 (0223-24)

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

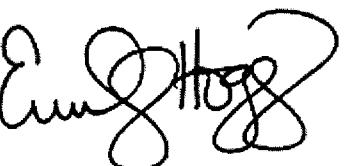
DONNY BORDEN and YAYING LIU BORDEN

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 2022.

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

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



By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120126270 Certificate Number: 007167 of 2020

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	4/21/2022	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="8/24/2022"/> 12 88
Months	10	4
Tax Collector	<input type="text" value="\$1,014.69"/>	<input type="text" value="\$1,014.69"/>
Tax Collector Interest	<input type="text" value="\$152.20"/>	<input type="text" value="\$60.88"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,173.14"/>	<input type="text" value="\$1,081.82"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$68.40"/>	<input type="text" value="\$27.36"/>
Total Clerk	<input type="text" value="\$524.40"/>	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$1,774.54"/>	<input type="text" value="\$1,582.18"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$192.36"/>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

Case # 2020 TD 007167

Redeemed Date 8/24/2022

Name DONNY BORDEN 2520 MOLINO RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$524.40	\$1245.18
Due Tax Collector = TAXDEED	\$1,173.14	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS

CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 120126270 Certificate Number: 007167 of 2020

Payor: DONNY BORDEN 2520 MOLINO RD MOLINO, FL 32577 Date 8/24/2022

Clerk's Check #	1	Clerk's Total	\$524.40	\$ 1245.18
Tax Collector Check #	1	Tax Collector's Total	\$1,173.14	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,774.54	

\$1,262.18

PAM CHILDERS

Clerk of the Circuit Court

+ 44.18 fee

\$1,306.36

Received By:
 Deputy Clerk

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 8808, Page 1784, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07167, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 120126270 (0223-24)

DESCRIPTION OF PROPERTY:

**BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB
WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT
S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245 OR 7560 P 439**

SECTION 05, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: DONNY BORDEN and YAYING LIU BORDEN

Dated this 24th day of August 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 09/08/2015 at 12:37 PM OR Book 7403 Page 282,
Instrument #2015068617, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

CIVIL DIVISION

CASE NO.: 2011 CC 000733

GMAC INC.

Plaintiff,

vs.

DONNY R. BORDEN,

Defendant.

FINAL JUDGMENT

IT IS ADJUDGED THAT plaintiff, GMAC INC., recover from defendant, DONNY R. BORDEN, Social Security Number [REDACTED] the sum of \$10,928.93 on principal, prejudgment interest of \$0.00 attorney's fees in the amount of \$0.00 and court costs in the sum of \$350.00 for a total due of \$11,278.93.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 4th day of September, 2015.

✓ 9-8-15 m/w

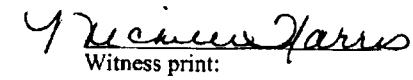
Copies furnished to:

JOSEPH F. ROSEN, ESQ.
ATTORNEY FOR PLAINTIFF
POLLACK & ROSEN, P.A.
806 DOUGLAS ROAD, SUITE 200
CORAL GABLES, FLORIDA 33134
LegalPleadings@PollackRosen.com

COUNTY COURT JUDGE

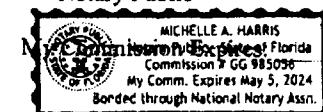
DONNY BORDEN
2520 MOLINO RD
MOLINO FL 32577
File Number: 1871400

BK: 8585 PG: 1917 Last Page


Witness print:

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 27 day of July 2021
by Donny Borden, who provided a valid FLDL as proof of identification.


Notary Public

Recorded in Public Records 7/29/2021 2:09 PM OR Book 8585 Page 1916,
Instrument #2021083917, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and Return to:
J.Rod Cameron, PLLC
5089 Highway 90
Pace, FL 32571

QUITCLAIM DEED
(Sale of Real Property)

THIS INDENTURE, made this 27 day of July 2021, by Donny Borden, a married woman, whose address is 2520 Molino Road, Molino, FL 32577, (Grantor) to Donny Borden, and Yaying Liu Borden, a married couple (Grantees), by the tenancy of the entireties, whose address is 2520 Molino Road, Molino, FL 32577;

WITNESSETH:

WHEREAS, Grantor desire to transfer his entire interest in certain real property, hereinafter described;

NOW, THEREFORE, Grantor, in consideration of the sum of ten dollars (\$10.00) does grant, convey, transfer and sell to Grantee all of the right, title, and interest of the Grantor in and to the following described real property situated in the County of Escambia, State of Florida:

Reference No.: 05-2N-3112000-00000-006

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TRAVEL NORTH TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 182, THEN WEST 355 FEET ALONG NORTH RIGHT OF AWAY LINE TO THE POINT OF BEGINNING, THEN WESTERLY 175 FEET ALONG THE NORTH RIGHT OF WAY LINE NORTH 00 DEGREES 07 MINUTES 25 SECONDS, THEN WEST 307 FEET THENCE NORTH 89 DEGREES 13 MINUTES 08 SECONDS, THENCE EAST 175 FEET, THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS, THENCE EAST 307 FEET TO THE POINT OF BEGINNING.

PRIOR RECORDING: OR BOOK 7560, PAGE 439

WITNESS, the hand of the Grantor:


DONNY BORDEN


Witness print: J.Rod Cameron

PROPERTY INFORMATION REPORT

November 20, 2022
Tax Account #:12-0126-270

LEGAL DESCRIPTION EXHIBIT "A"

**BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB
WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT
S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245 OR 7560 P 439 OR 8585 P 1916**

SECTION 05, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0126-270(0223-24)

**ABSTRACTOR'S NOTE: WE CAN NOT VERIFY 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: FEB 6, 2023

TAX ACCOUNT #: 12-0126-270

CERTIFICATE #: 2020-7167

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 2021 tax year.

**DONNY BORDEN
AND YAYING LIU BORDEN
2520 MOLINO RD
MOLINO, FL 32577**

**POLLACK & ROSEN, P.A.
ATTORNEY FOR GMAC INC.
806 DOUGLAS RD, SUITE 200
CORAL GABLES, FL 33134**

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 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

November 20, 2022
Tax Account #: 12-0126-270

1. The Grantee(s) of the last deed(s) of record is/are: **DONNY BORDEN AND YAYING LIU BORDEN**
By Virtue of Quitclaim Deed recorded 7/29/2021 in OR 8585/1916
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 GMAC Inc. recorded 9/8/2015 OR 7403/282**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0126-270

Assessed Value: \$37,925.00

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 #: 12-0126-270 CERTIFICATE #: 2020-7167

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: November 4, 2002 to and including November 4, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: November 20, 2022