

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200181

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
12-0616-255	2020/7358	06-01-2020	BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL TO E LI OF SEC 1040 FT FOR POB CONT ALG SAME LI 214 FT TO N LI OF SE 1/4 OF NE 1/4 E 200 FT S PARL TO E LI OF SEC 214 FT W 200 FT TO POB OR 3985 P 19

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	18,349.00
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

+ 625

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL TO E LI OF SEC 1040 FT FOR POB CONT ALG SAME LI 214 FT TO N LI OF SE 1/4 OF NE 1/4 E 200 FT S PARL TO E LI OF SEC 214 FT W 200 FT TO POB OR 3985 P 19



# 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

0223-21

## 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	WILLIS JAMES R III & SUSAN B 390 MCKENZIE RD CANTONMENT, FL 32533 390 MCKENZIE RD 12-0616-255 BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL TO E LI OF SEC 1 (Full legal attached.)	Certificate #	2020 / 7358
		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)
# 2020/7358	06/01/2020	323.96	16.20	340.16
→ Part 2: Total*				340.16

## 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)
# 2021/5773	06/01/2021	334.77	6.25	16.74	357.76
Part 3: Total*					357.76

## 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)	697.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	295.92
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)	1,368.84

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








# Chris Jones

## Escambia County Property Appraiser

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


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

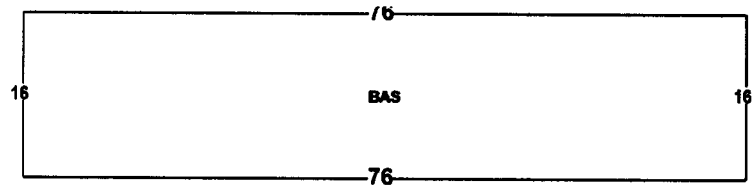
[Printer Friendly Version](#)

<div>General Information</div> <div><div>Parcel ID:</div><div>352N311400000004</div></div> <div><div>Account:</div><div>120616255</div></div> <div><div>Owners:</div><div>WILLIS JAMES R III &amp; SUSAN B</div></div> <div><div>Mail:</div><div>390 MCKENZIE RD CANTONMENT, FL 32533</div></div> <div><div>Situs:</div><div>390 MCKENZIE RD 32533</div></div> <div><div>Use Code:</div><div>MOBILE HOME </div></div> <div><div>Taxing Authority:</div><div>COUNTY MSTU</div></div> <div><div>Tax Inquiry:</div><div><a href="#">Open Tax Inquiry Window</a></div></div> <div><div>Tax Inquiry link courtesy of Scott Lunsford</div><div>Escambia County Tax Collector</div></div>	<div>Assessments</div> <div><table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2021</td><td>\$15,435</td><td>\$44,842</td><td>\$60,277</td><td>\$36,698</td></tr><tr><td>2020</td><td>\$15,435</td><td>\$41,872</td><td>\$57,307</td><td>\$36,192</td></tr><tr><td>2019</td><td>\$11,638</td><td>\$39,572</td><td>\$51,210</td><td>\$35,379</td></tr></table></div> <div><div>Disclaimer</div><div>Market Value Breakdown Letter</div><div>Tax Estimator</div><div>File for New Homestead Exemption Online</div></div>	Year	Land	Imprv	Total	Cap Val	2021	\$15,435	\$44,842	\$60,277	\$36,698	2020	\$15,435	\$41,872	\$57,307	\$36,192	2019	\$11,638	\$39,572	\$51,210	\$35,379
Year	Land	Imprv	Total	Cap Val																	
2021	\$15,435	\$44,842	\$60,277	\$36,698																	
2020	\$15,435	\$41,872	\$57,307	\$36,192																	
2019	\$11,638	\$39,572	\$51,210	\$35,379																	
<div>Sales Data</div> <div><table><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr><tr><td>03/1996</td><td>3985</td><td>19</td><td>\$5,000</td><td>WD</td><td></td></tr></table></div> <div><div>Official Records Inquiry courtesy of Pam Childers</div><div>Escambia County Clerk of the Circuit Court and Comptroller</div></div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/1996	3985	19	\$5,000	WD		<div><div>2021 Certified Roll Exemptions</div><div>HOMESTEAD EXEMPTION</div></div> <div><div>Legal Description </div><div>BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL TO E LI OF SEC 1040 FT FOR POB...</div></div> <div><div>Extra Features</div><div>METAL BUILDING</div></div>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
03/1996	3985	19	\$5,000	WD																	

<b>Parcel Information</b>	<a href="#">Launch Interactive Map</a>
<b>Section Map Id:</b> 35-2N-31  <b>Approx. Acreage:</b> 0.9550  <b>Zoned:</b> LDR  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div> </div> <div> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div>
<b>Buildings</b> Address:390 MCKENZIE RD, Year Built: 1997, Effective Year: 1997, PA Building ID#: 124909 <div> <b>Structural Elements</b>                          DWELLING UNITS-1                     </div>	

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-METAL  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-8  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 1216 Total SF  
BASE AREA - 1216



Images



5/9/2018 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:05/12/2022 (tc.5681)




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

**Tax Deed - Redemption Calculator**

**Account: 120616255 Certificate Number: 007358 of 2020**

Redemption ☐ No ☒ Application Date 4/21/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/6/2023	Redemption Date 6/9/2022 
Months	10	2
Tax Collector	\$1,368.84	\$1,368.84
Tax Collector Interest	\$205.33	\$41.07
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,580.42	\$1,416.16 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$68.40	\$13.68
Total Clerk	\$524.40	\$469.68 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,181.82	\$1,902.84
	Repayment Overpayment Refund Amount	\$278.98
Book/Page		

**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 007358**

**Redeemed Date 6/9/2022**

**Name JAMES WILLIS III 390 MCKENZIE RD CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$524.40	1565.84
Due Tax Collector = TAXDEED	\$1,580.42	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**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

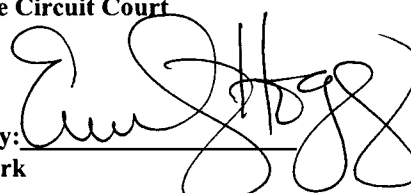
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 120616255 Certificate Number: 007358 of 2020**

**Payor: JAMES WILLIS III 390 MCKENZIE RD CANTONMENT, FL 32533 Date 6/9/2022**

Clerk's Check #	114705	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$1,580.42
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,181.82</del>

**\$1,582.84**

**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 8801, Page 1173, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07358, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **120616255 (0223-21)**

### DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL  
TO E LI OF SEC 1040 FT FOR POB CONT ALG SAME LI 214 FT TO N LI OF SE 1/4 OF NE 1/4 E  
200 FT S PARL TO E LI OF SEC 214 FT W 200 FT TO POB OR 3985 P 19**

**SECTION 35, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: JAMES R WILLIS III and SUSAN B WILLIS

Dated this 9th day of June 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 07358**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL TO E LI OF SEC 1040 FT FOR POB CONT ALG SAME LI 214 FT TO N LI OF SE 1/4 OF NE 1/4 E 200 FT S PARL TO E LI OF SEC 214 FT W 200 FT TO POB OR 3985 P 19**

**SECTION 35, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120616255 (0223-21)**

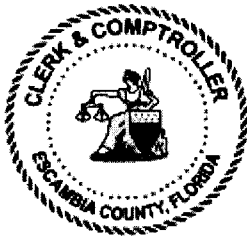
The assessment of the said property under the said certificate issued was in the name of

**JAMES R WILLIS III and SUSAN B WILLIS**

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 9th 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

Recorded in Public Records 06/23/2009 at 04:19 PM OR Book 6475 Page 1022,  
Instrument #2009042162, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 01/16/2009 at 12:44 PM OR Book 6416 Page 402,  
Instrument #2009003054, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2008-SC-5984

PALISADES COLLECTION, LLC  
as assignee of Provident

Plaintiff

**FINAL JUDGMENT**

vs.

JAMES WILLIS

Defendant(s)

**IT IS HEREBY ORDERED AND ADJUDGED THAT:**

Plaintiff whose address is C/O 101 Gateway Center Parkway Richmond, VA 23235 shall  
recover from Defendant(s) JAMES WILLIS the principal sum of \$2,110.43, court costs in the  
amount of \$205.00, interest in the amount of \$412.16, and attorneys' fees in the amount of ~~\$500~~  
\_, that shall bear interest at the rate of 8% per annum, for all of which let execution issue.

**IT IS FURTHER ORDERED AND ADJUDGED THAT:**

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact  
Information Sheet) and return it to the 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(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact  
Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 8 day  
of January, 2008.

COUNTY COURT JUDGE

Copies furnished to:  
HAYT, HAYT & LANDAU  
7765 SW 87 Ave, Suite 101  
Miami, FL 33173

JAMES WILLIS  
390 McKenzie Rd  
Cantonment Florida 32533  
08-14481-0

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.



Case: 2008 SC 005984

00051450050  
Dkt: CC1033 Pg#:

OR BK 4469 PG 1189  
Escambia County, Florida  
INSTRUMENT 99-662688

## NOTICE OF LIEN

RCD Sep 17, 1999 08:02 am  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-662688

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: WILLIS JAMES R III &  
SUSAN B  
390 MCKENZIE RD  
CANTONMENT FL 32533

ACCT.NO. 12 0616 255 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NE COR OF SEC S ALG  
E LI OF SEC 2574 FT W PARL  
TO N LI OF SEC 1320 FT N  
PARL TO E LI OF SEC 1040 FT  
FOR POB CONT ALG SAME LI  
214 FT TO N LI OF SE 1/4  
PROP.NO. 35 2N 31 1400 000 004

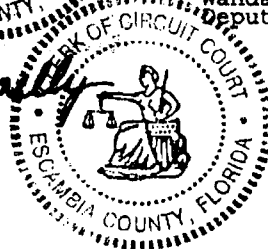
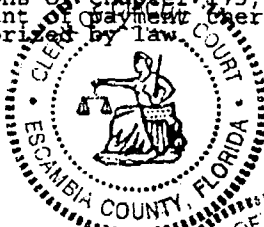
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Georgianne B. Donnelly*  
Deputy Clerk



OR BK 4321 PG1596

Escambia County, Florida  
INSTRUMENT 98-540612RCD Oct 08, 1998 08:13 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIAErnie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-540612

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WILLIS JAMES R III &  
SUSAN B  
390 MCKENZIE RD  
CANTONMENT FL 32533

ACCT.NO. 12 0616 255 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

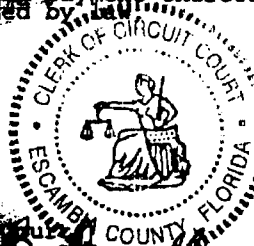
BEG AT NE COR OF SEC S ALG  
E LI OF SEC 2574 FT W PARL  
TO N LI OF SEC 1320 FT N  
PARL TO E LI OF SEC 1040 FT  
FOR POB CONT ALG SAME LI  
214 FT TO N LI OF SE 1/4  
PROP.NO. 35 2N 31 1400 000 004

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

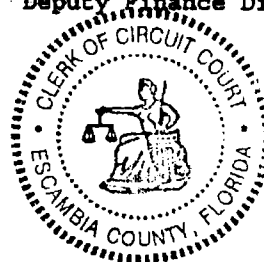
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Ernie Lee Magaha*  
Deputy Clerk



Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Wanda M. McCreary*  
Wanda M. McCreary  
Deputy Finance Director



Prepared By:  
Dowlin Willard Black  
472 McKenzie Rd.  
Cantonment, FL. 32533

## WARRANTY DEED

OR BK3985 Pg0019  
INSTRUMENT 00299736

6.00  
REC. FEE  
ST. STP.  
FED. STP.  
TOTAL

State of Florida }  
Escambia County }

GRANTEES' ADDRESS

Know All Men by These Presents: That Dowlin Willard Black and Frances J. Black, husband and wife.

for and in consideration of One Dollar and Other Good and Valuable Consideration the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto James Rudolph Willis, III, and Susan B. Willis, Husband and Wife, 1857 Atwood Dr. #132 Pensacola, FL 32514 heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

A portion of land lying and being in the South 1/2 of the Northeast 1/4 of Section 35, Township 2 North, Range 31 West, Escambia County, Florida, and more particularly described as follows: Commence at the Northeast corner of Section 35, Township 2 North, Range 31 West, and proceed South along the East line of said Section, 2,574 feet to a point; thence West and parallel to the North line of Section 35, 1,320 feet; thence North and parallel to the East line of said Section, 1,040 feet for point of beginning; thence continue along same line 214 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section, thence East along the North line of said Southeast 1/4 200 feet, thence South and parallel to the East line of said Section 214 feet, thence West 200 feet to the point of beginning.

D S PD \$33.00  
JUNE 3, 1996  
Ernie Lee Magaha,  
Clerk of the Circuit Court  
Escambia County, FL

To have and to hold, unto the said grantee, heirs and assigns, forever.

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

And WE, covenant that WE are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that OUR heirs, executors and administrators, the said grantee, heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, WE have hereunto set OUR hand and seal this 25th day of March, A.D. 1996.

Signed, sealed and delivered in the presence of

Brenda B. Dunsford

Veronica L. Tatum

Dowlin Willard Black (SEAL)  
DOWLIN WILLARD BLACK  
Frances J. Black (SEAL)  
FRANCES J. BLACK  
(SEAL)

State of Florida }  
Escambia County }

Before the subscriber personally appeared Dowlin Willard Black

Black, and Frances J. Black, his wife, known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of March, 1996. Signers are personally known to Notary.



CAROLYN S. MILLIGAN  
MY COMMISSION # 00327728 EXPIRES  
DECEMBER 4, 1997  
BONDED THRU TROY PAW INSURANCE, INC.

My Commission expires 12/4/97

CLERK FILE NO.  
Instrument 00299736  
Filed and recorded in the  
Official Records  
JUNE 3, 1996  
at 04:18 P.M.  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County,  
Florida

**PROPERTY INFORMATION REPORT**

**November 20, 2022**

**Tax Account #:12-0616-255**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF SEC S ALG E LI OF SEC 2574 FT W PARL TO N LI OF SEC 1320 FT N PARL  
TO E LI OF SEC 1040 FT FOR POB CONT ALG SAME LI 214 FT TO N LI OF SE 1/4 OF NE 1/4 E  
200 FT S PARL TO E LI OF SEC 214 FT W 200 FT TO POB OR 3985 P 19**

**SECTION 35, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0616-255(0223-21)**

**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:** FEB 6, 2023  
**TAX ACCOUNT #:** 12-0616-255  
**CERTIFICATE #:** 2020-7358

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

**JAMES RUDOLPH WILLIS, III**  
**SUSAN B WILLIS**  
**390 MCKENZIE RD**  
**CANTONMENT, FL 32533**

**JAMES RUDOLPH WILLIS III**  
**AND SUSAN B WILLIS**  
**1857 ATWOOD DR #132**  
**PENSACOLA, FL 32514**

**PALISADES COLLECTION, LLC**  
**101 GATEWAY CENTER PARKWAY**  
**RICHMOND, VA 23235**

**Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> 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 #: **12-0616-255**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES RUDOLPH WILLIS, III, AND SUSAN B. WILLIS**

**By Virtue of Warranty Deed recorded 6/3/1996 in OR 3985/19**

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. **Lien in favor of Escambia County recorded 10/8/1998 OR 4321/1596**
- b. **Lien in favor of Escambia County recorded 9/17/1999 OR 4469/1189**
- c. **Judgment in favor of Palisades Collection, LLC, recorded 6/23/2009 OR 6475/1022**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-0616-255**

**Assessed Value: \$37,798.00**

**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 #: 12-0616-255 CERTIFICATE #: 2020-7358

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 10, 2002 to and including November 10, 2022 Abstractor: BYRON BROWN

BY

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