

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200191

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
15-1215-000	2020/8646	06-01-2020	LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

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.	
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.



# 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

0223-04

**Part 1: Tax Deed Application Information**

<b>Applicant Name</b>	CITRUS CAPITAL HOLDINGS, LLC	<b>Application date</b>	Apr 21, 2022
<b>Applicant Address</b>	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
<b>Property description</b>	MORRIS COURT DEVELOPMENT LLC 1525 NORTH J ST PENSACOLA, FL 32501 1918 W CERVANTES ST 15-1215-000 LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115	<b>Certificate #</b>	2020 / 8646
		<b>Date certificate issued</b>	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)
# 2020/8646	06/01/2020	3,627.21	181.36	3,808.57
<b>→Part 2: Total*</b>				<b>3,808.57</b>

**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)
# 2021/6758	06/01/2021	3,820.20	6.25	191.01	4,017.46
<b>Part 3: Total*</b>					<b>4,017.46</b>

**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)	7,826.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,789.69
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. <b>Total Paid (Lines 1-6)</b>	<b>11,990.72</b>

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 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](#)

<b>General Information</b> <b>Parcel ID:</b> 000S009060001126 <b>Account:</b> 151215000 <b>Owners:</b> MORRIS COURT DEVELOPMENT LLC <b>Mail:</b> 1525 NORTH J ST PENSACOLA, FL 32501 <b>Situs:</b> 1918 W CERVANTES ST 32501 <b>Use Code:</b> VACANT COMMERCIAL <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$210,832</td> <td>\$0</td> <td>\$210,832</td> <td>\$210,832</td> </tr> <tr> <td>2020</td> <td>\$210,832</td> <td>\$0</td> <td>\$210,832</td> <td>\$195,151</td> </tr> <tr> <td>2019</td> <td>\$210,832</td> <td>\$0</td> <td>\$210,832</td> <td>\$177,410</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$210,832	\$0	\$210,832	\$210,832	2020	\$210,832	\$0	\$210,832	\$195,151	2019	\$210,832	\$0	\$210,832	\$177,410
Year	Land	Imprv	Total	Cap Val																	
2021	\$210,832	\$0	\$210,832	\$210,832																	
2020	\$210,832	\$0	\$210,832	\$195,151																	
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/2006</td> <td>6012</td> <td>1398</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/2005</td> <td>5804</td> <td>1890</td> <td>\$310,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1999</td> <td>4457</td> <td>1024</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1999</td> <td>4457</td> <td>1023</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/2006	6012	1398	\$100	WD		12/2005	5804	1890	\$310,000	WD		08/1999	4457	1024	\$100	WD		08/1999	4457	1023	\$100	WD		<b>2021 Certified Roll Exemptions</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
08/2006	6012	1398	\$100	WD																											
12/2005	5804	1890	\$310,000	WD																											
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<b>Legal Description</b> LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115																															
<b>Extra Features</b> None																															

**Parcel Information**

**Section Map Id:** CA115

**Approx. Acreage:** 1.2052

**Zoned:** C-3

**Evacuation & Flood Information**  
[Open Report](#)

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

[Launch Interactive Map](#)

**Buildings**

Images

None

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.4046)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 08646**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151215000 (0223-04)**

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

**MORRIS COURT DEVELOPMENT LLC**

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

## Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	04/30/2021
2022	03/08/2022

## Document Images

<a href="#">03/08/2022 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2021 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2019 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2018 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2017 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2016 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2015 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2014 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2013 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2012 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2011 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2009 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2008 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2006 --- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/19/2005 --- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
MORRIS COURT DEVELOPMENT, LLC

### Filing Information

<b>Document Number</b>	L05000120628
<b>FEI/EIN Number</b>	20-3962474
<b>Date Filed</b>	12/19/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/15/2019

### Principal Address

98 Highpoint Drive  
Gulf Breeze, FL 32561

Changed: 04/09/2018

### Mailing Address

98 Highpoint Drive  
Gulf Breeze, FL 32561

Changed: 04/09/2018

### Registered Agent Name & Address

RUSHING, ROBERT K  
98 Highpoint Drive  
Gulf Breeze, FL 32561

Name Changed: 10/15/2019

Address Changed: 04/09/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RUSHING, ROBERT K  
98 Highpoint Drive  
Gulf Breeze, FL 32561



Recorded in Public Records 05/10/2016 at 02:26 PM OR Book 7521 Page 659, Instrument #2016034529, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

**MORRIS COURT DEVELOPMENT LLC**                      Lots 1-12 & Lot 23-24 Block 126 West King Tract  
1918 W Cervantes St

in the total amount of \$222.52(Two Hundred Twenty-Two & 52/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 25th day of February, 20 16. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 4th day of May, 2016

THE CITY OF PENSACOLA  
a municipal corporation

*Eric W. Olson*

BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST:

*Burtha A. Burnett*  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of May, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.



*Betty A. Allen*  
NOTARY PUBLIC

Recorded in Public Records 08/15/2007 at 03:21 PM OR Book 6201 Page 234, Instrument #2007078532, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MORRIS COURT DEVELOPMENT LLC  
1918 W. Cervantes Street

Lots 1-12 & Lots 23-24, Block 126, WKT

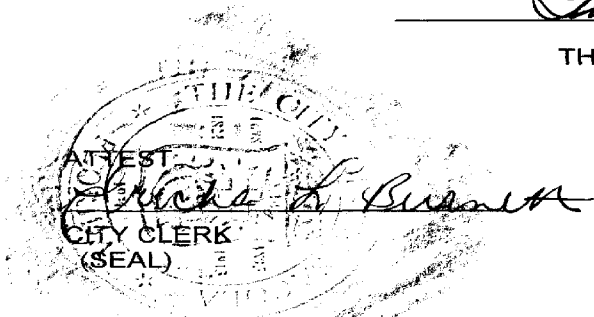
in the total amount of \$150.85 (One Hundred Fifty & 85/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 7th day of August, 2007. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 7th day of August, 2007.

THE CITY OF PENSACOLA  
a municipal corporation

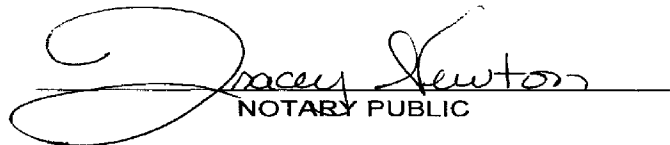
  
BY:

THOMAS J. BONFIELD  
CITY MANAGER



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 13<sup>th</sup> day of August, 2007 by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.

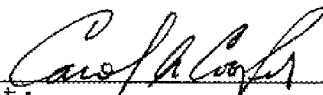
  
NOTARY PUBLIC



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30  
day of August, 2006, by Lumon J. May, ~~JCM~~ who is personally known  
to me or who has produced FL DL # M000-530-70-103-0 as personal  
identification.

NOTARY PUBLIC:

  
\_\_\_\_\_  
Print:  
State of Florida At Large (Seal)  
My Commission Expires:

**CAROL A. COOPER**  
Notary Public-State of FL  
Comm. Exp. July 22, 2008  
Comm. No. DD 418231

Lots 1 through 12, both inclusive and Lots 23 and 24, Block 126, West King Tract, described according to the Map of the City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906, less and except portions of Lots 1, 23 and 24, included in the right of way of Cervantes Street.

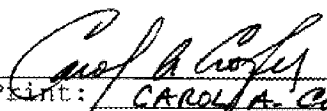
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

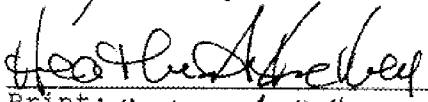
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Print: CAROL A. COOPER

 (SEAL)  
Lumon J. May, II.

  
Print: Heather A. Kelley

Witnesses

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:  
Robert K. Rushing  
1022 Park Street, Suite 305  
Jacksonville, Florida 32204  
(904) 476-4076

**WARRANTY DEED**

**THIS WARRANTY DEED** made the 30<sup>th</sup> day of August, A.D. 2006, by  
LUMON J. MAY, JR., hereinafter called the grantor, whose post  
office address is 1525 North "J" Street, Pensacola, Florida, 32501,  
to MORRIS COURT DEVELOPMENT, LLC, a Florida limited liability  
company, whose post office address is 1525 North "J" Street,  
Pensacola, Florida, 32501, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee"  
include all the parties in this instrument and the heirs, legal  
representatives and assigns of individuals, and the successors and  
assigns of corporations.)

**WITNESSETH:** That the grantor, for and in consideration of the  
sum of Ten and No/100 Dollars (\$10.00) and other valuable  
considerations, receipt whereof is hereby acknowledged, hereby  
grants, bargains, sells, aliens, remises, releases, conveys and  
confirms unto the grantee, all that certain land situate in  
Escambia County, Florida, the property appraiser's identification  
number of which is 000S00-9060-001-126, viz:

**PROPERTY INFORMATION REPORT**

**November 27, 2022**

**Tax Account #:15-1215-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-1215-000(0223-04)**

**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 #:** \_\_\_\_\_ **15-1215-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-8646**

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Notify City of Pensacola, P.O. Box 12910, 32521        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homestead for <u>2021</u> tax year.                    |

**MORRIS COURT DEVELOPMENT LLC**  
**1525 NORTH J ST**  
**PENSACOLA, FL 32501**

**MORRIS COURT DEVELOPMENT LLC**  
**98 HIGHPOINT DR**  
**GULF BREEZE, FL 32561**

Certified and delivered to Escambia County Tax Collector, this 27<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 27, 2022

Tax Account #: **15-1215-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MORRIS COURT DEVELOPMENT, LLC**  
**By Virtue of Warranty Deed recorded 10/17/2006 in OR 6012/1398**
  
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. **Code Enforcement Lien in favor of City of Pensacola recorded 8/15/2007 OR 6201/234**
  - b. **Code Enforcement Lien in favor of City of Pensacola recorded 5/10/2016 OR 7521/659**
  
4. Taxes:

**Taxes for the year(s) 2019-2022 are delinquent.**  
**Tax Account #: 15-1215-000**  
**Assessed Value: \$210,832.00**  
**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 #: 15-1215-000 CERTIFICATE #: 2020-8646

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 1, 2002 to and including November 10, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: November 27, 2022

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 6, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 08646, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151215000 (0223-04)

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

**MORRIS COURT DEVELOPMENT LLC**

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 13th day of December 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.

### Personal Services:

**MORRIS COURT DEVELOPMENT LLC**  
1525 NORTH J ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

1918 W CERVANTES ST 32501



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 # 08646 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MORRIS COURT DEVELOPMENT LLC 1525 NORTH J ST PENSACOLA, FL 32501	MORRIS COURT DEVELOPMENT LLC 98 HIGHPOINT DR GULF BREEZE, FL 32561
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 22th day of December 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

MORRIS COURT DEVELOPMENT LLC  
[0223-04]  
1525 NORTH J ST  
PENSACOLA, FL 32501

**9171 9690 0935 0128 2270 58**

MORRIS COURT DEVELOPMENT LLC  
[0223-04]  
98 HIGHPOINT DR  
GULF BREEZE, FL 32561

**9171 9690 0935 0128 2270 65**

CITY OF PENSACOLA [0223-04]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

**9171 9690 0935 0128 2270 72**

*Contact  
owner*

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**Personal Services:**

**MORRIS COURT DEVELOPMENT LLC**  
1525 NORTH J ST  
PENSACOLA, FL 32501

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**

0223-04

**Document Number:** ECSO22CIV042831NON

**Agency Number:** 23-002169

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08646 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** MORRIS COURT DEVELOPMENT LLC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 12/27/2022 at 9:06 AM and served same on MORRIS COURT DEVELOPMENT LLC , in ESCAMBIA COUNTY, FLORIDA, at 8:04 AM on 1/3/2023 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to LUMON MAY, as PRESIDENT, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
K. HENLEY, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DEHARRISON



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### Post Property:

1918 W CERVANTES ST 32501



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**

0223-04

**Document Number:** ECSO22CIV042915NON

**Agency Number:** 23-002127

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO.08646 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: MORRIS COURT DEVELOPMENT LLC

**Defendant:**

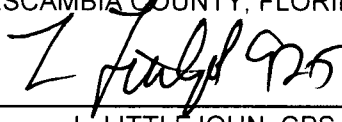
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2022 at 9:02 AM and served same at 11:40 AM on 12/29/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY



# 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
15-1215-000	16		000S009060001126

MORRIS COURT DEVELOPMENT LLC  
 1525 NORTH J ST  
 PENSACOLA, FL 32501

PROPERTY ADDRESS:  
 1918 W CERVANTES ST

EXEMPTIONS:

### PRIOR YEAR(S) TAXES OUTSTANDING

20/8646

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	TAXES	AD VALOREM TAXES	TOTAL
COUNTY	6.6165	210,832	0	210,832	1,394.97
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	210,832	0	210,832	413.65
BY STATE LAW	3.3120	210,832	0	210,832	698.28
PENSACOLA	4.2895	210,832	0	210,832	904.36
WATER MANAGEMENT	0.0261	210,832	0	210,832	5.50
M.S.T.U. LIBRARY	0.3590	210,832	0	210,832	75.69
ESCAMBIA CHILDRENS TRUST	0.4365	210,832	0	210,832	92.03
<b>TOTAL MILLAGE</b>		<b>17.0016</b>		<b>AD VALOREM TAXES</b>	<b>\$3,584.48</b>

LEGAL DESCRIPTION	TAXING AUTHORITY	ASSESSED VALUE	TAXES	AD VALOREM TAXES	TOTAL
LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115					
				<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

### Pay online at EscambiaTaxCollector.com

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

### COMBINED TAXES AND ASSESSMENTS \$3,584.48

If Paid By	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Please Pay	3,512.79	3,548.64	3,584.48

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

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

ACCOUNT NUMBER
15-1215-000
PROPERTY ADDRESS
1918 W CERVANTES ST

MORRIS COURT DEVELOPMENT LLC  
 1525 NORTH J ST  
 PENSACOLA, FL 32501

### PRIOR YEAR(S) TAXES OUTSTANDING

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Jan 31, 2023 3,512.79
AMOUNT IF PAID BY	Feb 28, 2023 3,548.64
AMOUNT IF PAID BY	Mar 31, 2023 3,584.48
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

# THE SUMMATION WEEKLY

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

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR1/4-1/25TD

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-08646 in the Escambia County Court was published in said newspaper in and was printed and released on January 4, 2023; January 11, 2023; January 18, 2023; and January 25, 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 25<sup>th</sup> day of January, 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



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

**Tax Deed - Redemption Calculator**

**Account: 151215000 Certificate Number: 008646 of 2020**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="2/3/2023"/>
Months	10	10
Tax Collector	<input type="text" value="\$11,990.72"/>	<input type="text" value="\$11,990.72"/>
Tax Collector Interest	\$1,798.61	\$1,798.61
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$13,795.58	<input type="text" value="\$13,795.58"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$68.40
Total Clerk	\$524.40	<input type="text" value="\$524.40"/> <i>CA</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$19.80"/>	<input type="text" value="\$19.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$14,356.78	\$14,356.78
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8808"/>	<input type="text" value="1543"/>

**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 008646**

**Redeemed Date 2/3/2023**

**Name LUMON MAY/T. MAY 1525 NORTH J ST PENSACOLA, FL 32501**

Clerk's Total = TAXDEED	\$524.40	\$14,279.98
Due Tax Collector = TAXDEED	\$13,795.58	
Postage = TD2	\$19.80	
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  
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 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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 151215000 Certificate Number: 008646 of 2020**

**Payor: LUMON MAY/T. MAY 1525 NORTH J ST PENSACOLA, FL 32501 Date 2/3/2023**

Clerk's Check #	6609202370	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$13,795.58
		Postage	\$19.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$14,356.78</del>

*\$14,279.98*  
*14,316.78*

**PAM CHILDERS**  
 Clerk of the Circuit Court

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 1543, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08646, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 151215000 (0223-04)

DESCRIPTION OF PROPERTY:

LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: MORRIS COURT DEVELOPMENT LLC

Dated this 3rd day of February 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk