

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300213

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6021  
US BANK CF KEYS FUNDING LLC - 6021  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
02-3614-000	2021/799	06-01-2021	BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013

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  
KEYS FUNDING LLC - 6021  
US BANK CF KEYS FUNDING LLC - 6021  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-19-2023  
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.	35,863.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</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 AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013



# 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

0823.52

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	HUNTON AMBER 330 CAIN ST PENSACOLA, FL 32514 330 CAIN ST 02-3614-000 BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 (Full legal attached.)	Certificate #	2021 / 799
		Date certificate issued	06/01/2021

## 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)
# 2021/799	06/01/2021	662.61	33.13	695.74
→Part 2: Total*				695.74


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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/881	06/01/2022	669.26	6.25	33.46	708.97
Part 3: Total*					708.97

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,404.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	592.10
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,371.81

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 April 26th, 2023

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

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 2016 Total SF

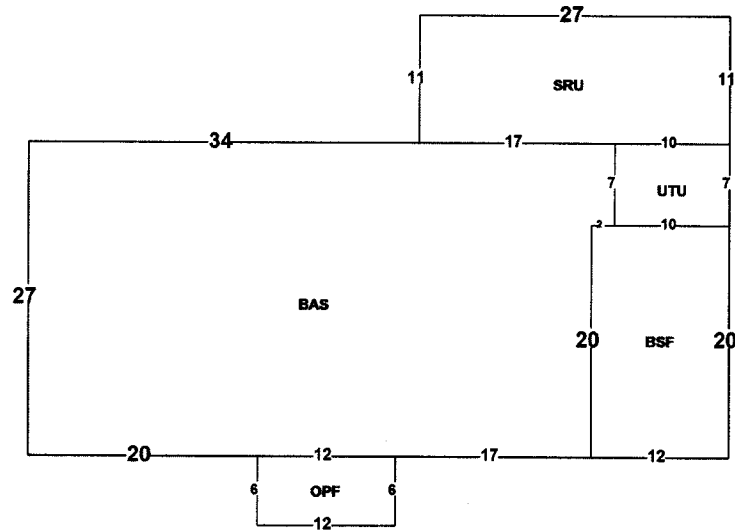
BASE AREA - 1337

BASE SEMI FIN - 240

OPEN PORCH FIN - 72

SUN ROOM UNF - 297

UTILITY UNF - 70



Images



1/11/2016 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:04/27/2023 (tc.5384)



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	211S302101005012	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	023614000	2022	\$9,975	\$111,491	\$121,466	\$71,726
<b>Owners:</b>	HUNTON AMBER	2021	\$9,975	\$88,120	\$98,095	\$69,637
<b>Mail:</b>	330 CAIN ST PENSACOLA, FL 32514	2020	\$9,975	\$77,382	\$87,357	\$68,676
<b>Situs:</b>	330 CAIN ST 32514	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	<b>HOMESTEAD EXEMPTION</b>	
11/20/2012	6943	1013	\$59,000	WD		<b>Legal Description</b>	
01/1966	291	706	\$8,500	WD		BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT	
01/1966	276	514	\$850	WD		390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						CARPORT	
						FRAME BUILDING	

Parcel Information		Launch Interactive Map	
<b>Section</b>			
<b>Map Id:</b>	21-1S-30-1		
<b>Approx. Acreage:</b>	0.3743		
<b>Zoned:</b>	MDR		
<b>Evacuation &amp; Flood Information</b>	<a href="#">Open Report</a>	<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
		<b>Buildings</b>	
		Address: 330 CAIN ST, Year Built: 1966, Effective Year: 1966, PA Building ID#: 53985	

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 00799**, issued the **1st** day of **June, A.D., 2021** 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 SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 023614000 (0823-52)**

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

**AMBER HUNTON**

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** Wednesday in the month of August, which is the **2nd** day of **August 2023**.

Dated this 5th day of May 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## 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 8973, Page 342, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00799, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 023614000 (0823-52)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT  
90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB  
S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: AMBER HUNTON

Dated this 5th day of May 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 023614000 Certificate Number: 000799 of 2021**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="5/5/2023"/>
Months	4	1
Tax Collector	<input type="text" value="\$2,371.81"/>	<input type="text" value="\$2,371.81"/>
Tax Collector Interest	\$142.31	\$35.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,520.37	<input type="text" value="\$2,413.64"/> 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	\$27.36	<input type="text" value="\$6.84"/>
Total Clerk	\$483.36	<input type="text" value="\$462.84"/> 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	\$3,080.73	\$2,893.48
	Repayment Overpayment Refund Amount	\$187.25



**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 # 2021 TD 000799**

**Redeemed Date 5/5/2023**

**Name AMBER HUNTON 330 CAIN ST PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$483.36	<del>\$2,556.48</del>
Due Tax Collector = TAXDEED	\$2,520.37	
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  
 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: 023614000 Certificate Number: 000799 of 2021**

**Payor: AMBER HUNTON 330 CAIN ST PENSACOLA, FL 32514      Date 5/5/2023**

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$2,520.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,080.73</del>

**\$2556.48**

**\$2,573.48**

**+ 90.07 card fee**

**PAM CHILDERS  
 Clerk of the Circuit Court      \$2,663.55**

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>**

Recorded in Public Records 12/6/2022 3:32 PM OR Book 8900 Page 45,  
Instrument #2022116711, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 162256629 E-Filed 12/02/2022 10:41:45 AM

IN THE COUNTY COURT OF THE 1ST JUDICIAL  
CIRCUIT IN AND FOR ESCAMBIACOUNTY, FLORIDA

WELLS FARGO BANK, N.A.

Plaintiff,

vs.

AMBER D HUNTON

Defendant(s)

CASE NO.: 2021 CC 005900

**FINAL SUMMARY JUDGMENT**

**THIS MATTER** came before the Court on November 10, 2022, on PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT AND ATTORNEY'S FEES, and having heard argument of Plaintiff's counsel and having Defendant failed to appear after being properly noticed it is hereby:

Ordered and Adjudged as follows:

1. Plaintiff's Motion for Summary Judgment is **GRANTED**.
2. That Plaintiff filed a sufficient affidavit substantiating liability and damages.
3. That no genuine issue of material fact exists and Plaintiff is entitled to judgment as a matter of law.
4. That the Plaintiff, **WELLS FARGO BANK, N.A.**, 7000 VISTA DRIVE, WEST DES MOINES IA 50266, hereby recovers from the Defendant, AMBER D HUNTON[SSN: \*\*\*-  
[REDACTED] the principal sum of **\$12,005.20**, pre-judgment court costs in the amount of **\$750.00** reasonable attorneys' fees in the amount of **\$362.00**, making a total amount of **\$13,117.20** for which let execution issue.

DONE AND ORDERED at **ESCAMBIA** County, Florida.

*Barry E. Dickey*

eSigned by COUNTY COURT JUDGE BARRY EARL DICKSON JR. in 2021 CC 005900  
on 12/02/2022 09:34:00 ZFmltun9

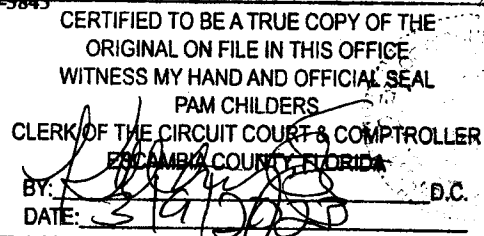
COUNTY COURT JUDGE

Copies furnished to:

NADERPOUR & ASSOCIATES, P.A., 1000 W. McNab Road, Third Floor, Pompano Beach, FL 33069

Primary Service Email Address: [cservice1@naderpourlaw.com](mailto:cservice1@naderpourlaw.com)

AMBER D HUNTON, 330 CAIN AVE, PENSACOLA FL 32514-5845



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Cain Street

Legal Address of Property: 330 Cain Street, Pensacola, FL 32534

The County ( xx ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by:

Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

AS TO SELLER (S):

Witness to Seller(s):

*Quida H. Richards*  
Quida H. Richards

*J. Sharp*  
J. SHARP

*Mary M. Padgett*  
MARY M. PADGETT

AS TO BUYER (S):

Witness to Buyer(s):

*Ambel Hunton*  
Ambel Hunton

*J. Sharp*  
J. SHARP

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

18150  
413.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC  
358 W. Nine Mile Road, Suite D  
Pensacola, Florida 32534  
Property Appraisers Parcel Identification (Folio) Number: 211S30-2101-005-012  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20 day of November, 2012 by Quida H. Richards, Single whose post office address is 1482 Towhee Canyon Drive, Cantonment, FL 32533 herein called the grantor, to Amber Hunton, whose post office address is 330 Cain St., Pensacola, FL 32534, hereinafter called the Grantee;  
(Wherever used herein the terms "grantor" and "grantee" include all the parties to 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 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Commencing at the Southeast corner of Lot 12, subdivision of Section 21, Township 1 South, Range 30 West, Escambia County, Florida, which lies East of the L. & N. Railroad right-of-way; thence North along the East line of said Lot for 150 feet; thence left 90 degrees for 390 feet to the point of beginning; thence continue along the same line for 84.72 feet; thence 90 degrees right for 180 feet to the North line of Lot 12; thence 90 degrees right along the North line of Lot 12 for 84.72 feet; thence 90 degrees right for 180 feet to point of beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

**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, and hereby 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 taxes accruing subsequent to December 31, 2012.

**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:

[Signature]  
Witness #1 Signature  
S SHARP  
Witness #1 Printed Name

[Signature]  
Quida H. Richards

[Signature]  
Witness #2 Signature  
MARY M PADGETT  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of November, 2012 by Quida H. Richards, who is personally known to me or has produced a current driver license as identification.

[Signature]  
Notary Public

SEAL

Printed Notary Name  
My Commission Expires:



S. SHARP  
MY COMMISSION # EE 223243  
EXPIRES: August 7, 2016  
Bonded Thru Budget Notary Services

## **PROPERTY INFORMATION REPORT**

**May 25, 2023**

**Tax Account #:02-3614-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT  
90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB  
S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013**

**SECTION 17, TOWNSHIP 2 S, RANGE 30**

**TAX ACCOUNT NUMBER 02-3614-000(      )**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. ABOVE LEGAL DOES NOT APPEAR TO LESS OUT ANY  
PORTION WITHIN THE ROAD RIGHT OF WAY.**

**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:** AUG 2, 2023

**TAX ACCOUNT #:** 02-3614-000

**CERTIFICATE #:** 2021-799

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

**AMBER HUNTON**  
**330 CAIN ST**  
**PENSACOLA, FL 32514**

**WELLS FARGO BANK, N.A.**  
**7000 VISTA DRIVE**  
**WEST DES MOINES, IA 50266**

Certified and delivered to Escambia County Tax Collector, this 23<sup>rd</sup> day of May, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 25, 2023

Tax Account #: **02-3614-000**

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

**By Virtue of Warranty Deed recorded 12/4/2012 in OR 6943/1013**

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 Wells Fargo Bank, N.A. filed 3/9/23 OR 8941/964**

4. Taxes:

**Taxes for the year(s) 2020-2023 are delinquent.**

**Tax Account #: 02-3614-000**

**Assessed Value: \$71,726.00**

**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 #: 02-3614-000 CERTIFICATE #: 2021-799

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: May 09, 2003 to and including May 09, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: May 25, 2023