



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

0224-34

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 26, 2023
Property description	CROSBY RAYMOND E EST OF 2913 POWELL DR ROWLETT, TX 75088 6370 RIVER BEND RD 12-0787-009 BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L (Full legal attached.)	Certificate #	2021 / 5806
		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)
# 2021/5806	06/01/2021	3,163.70	158.19	3,321.89
→Part 2: Total*				3,321.89

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)
# 2022/6326	06/01/2022	3,562.91	6.25	178.15	3,747.31
Part 3: Total*					3,747.31

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)	7,069.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,614.09
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)	11,058.29

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: *Jennifer N. Casadey* Escambia, Florida
 Signature, Tax Collector or Designee Date May 31st, 2023

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

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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 INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR AND SD R/W LI AN ARC DIST 359 20/100 FT CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD OF 305 FT (CENTRAL ANG 8 DEG 59 MIN 14 SEC) SELY ALG SD CUR ARC DIST 47 84/100 FT (CH DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD OF 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 65/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 658 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATER EDGE ESCAMBIA RIVER FOR POB S 14 DEG 21 MIN 19 SEC W ALG LI LAST TRAVERSED 481 19/100 FT MORE OR LESS S 45 DEG 46 MIN 30 SEC W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 10 DEG 17 MIN 4 SEC E 585 08/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER NWLY ALG SHORE LI OF SD RIVER 97 FT MORE OR LESS TO POB OR 2994 P 965 OR 4130 P 1881 OR 8327 P 1378 SEC 38/39 T2N R31W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300287

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
12-0787-009	2021/5806	06-01-2021	BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR AND SD R/W LI AN ARC DIST 359 20/100 FT CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD OF 305 FT (CENTRAL ANG 8 DEG 59 MIN 14 SEC) SELY ALG SD CUR ARC DIST 47 84/100 FT (CH DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD OF 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 65/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 658 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATER EDGE ESCAMBIA RIVER FOR POB S 14 DEG 21 MIN 19 SEC W ALG LI LAST TRAVERSED 481 19/100 FT MORE OR LESS S 45 DEG 46 MIN 30 SEC W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 10 DEG 17 MIN 4 SEC E 585 08/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER NWLY ALG SHORE LI OF SD RIVER 97 FT MORE OR LESS TO POB OR 2994 P 965 OR 4130 P 1881 OR 8327 P 1378 SEC 38/39 T2N R31W

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-26-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)


◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

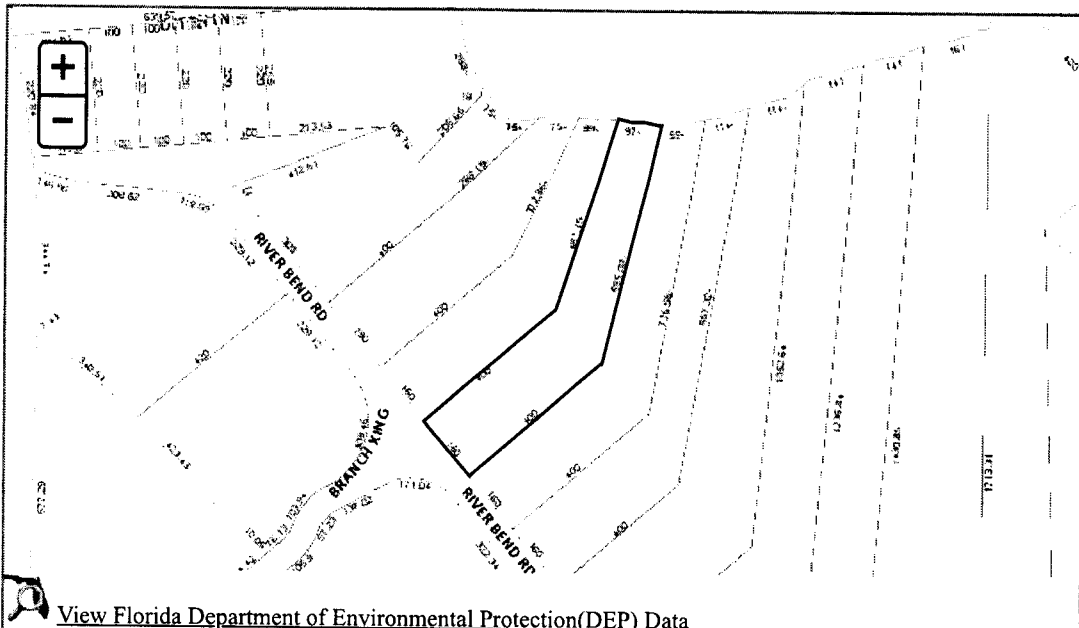
General Information Parcel ID: 392N312010000005 Account: 120787009 Owners: CREAMER KIMBERLY DENISE Mail: 6370 RIVER BEND RD MOLINO, FL 32577 Situs: 6370 RIVER BEND RD 32577 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2022</td> <td>\$35,000</td> <td>\$232,895</td> <td>\$267,895</td> <td>\$242,595</td> </tr> <tr> <td>2021</td> <td>\$35,000</td> <td>\$186,282</td> <td>\$221,282</td> <td>\$220,541</td> </tr> <tr> <td>2020</td> <td>\$35,000</td> <td>\$165,492</td> <td>\$200,492</td> <td>\$200,492</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	Cap Val	2022	\$35,000	\$232,895	\$267,895	\$242,595	2021	\$35,000	\$186,282	\$221,282	\$220,541	2020	\$35,000	\$165,492	\$200,492	\$200,492																																		
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Sales Data <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>05/09/2023</td> <td>8974</td> <td>768</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>04/10/2023</td> <td>8959</td> <td>162</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/10/2023</td> <td>8959</td> <td>158</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>07/08/2020</td> <td>8327</td> <td>1378</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>10/1993</td> <td>4130</td> <td>1881</td> <td>\$8,800</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1991</td> <td>2994</td> <td>965</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/1990</td> <td>2840</td> <td>865</td> <td>\$8,300</td> <td>QC</td> <td></td> </tr> <tr> <td>08/1988</td> <td>2599</td> <td>208</td> <td>\$8,800</td> <td>SC</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)	05/09/2023	8974	768	\$100	OT		04/10/2023	8959	162	\$100	CJ		04/10/2023	8959	158	\$100	CJ		07/08/2020	8327	1378	\$100	OT		10/1993	4130	1881	\$8,800	WD		04/1991	2994	965	\$100	QC		04/1990	2840	865	\$8,300	QC		08/1988	2599	208	\$8,800	SC		2022 Certified Roll Exemptions None Legal Description BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100... Extra Features FRAME BUILDING GAZEBO				
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Parcel Information				Launch Interactive Map																																																												

Section
Map Id:
39-2N-31

Approx.
Acreage:
2.8594

Zoned: 
RMU
RMU

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




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

Buildings

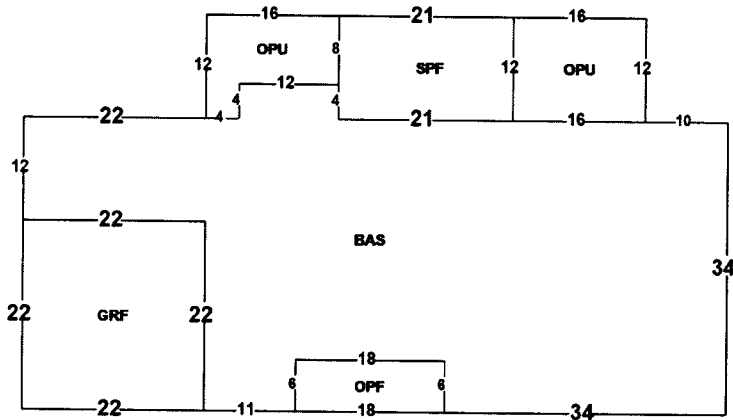
Address: 6370 RIVER BEND RD, Year Built: 1997, Effective Year: 1997, PA Building ID#: 13501

Structural Elements

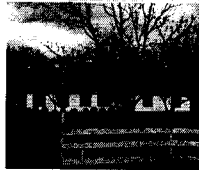
- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-VINYL SIDING
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-7
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

 Areas - 3526 Total SF

- BASE AREA - 2346
- GARAGE FIN - 484
- OPEN PORCH FIN - 108
- OPEN PORCH UNF - 336
- SCRN PORCH FIN - 252



Images



2/7/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05806, 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:

(see attached)

SECTION 39, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120787009 (0224-34)

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

RAYMOND E CROSBY EST OF

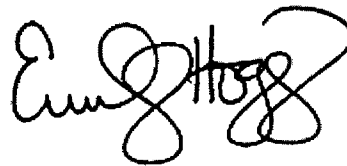
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of February 2024.

Dated this 2nd day of June 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

LEGAL DESCRIPTION

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR AND SD R/W LI AN ARC DIST 359 20/100 FT CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD OF 305 FT (CENTRAL ANG 8 DEG 59 MIN 14 SEC) SELY ALG SD CUR ARC DIST 47 84/100 FT (CH DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD OF 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 65/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 658 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATER EDGE ESCAMBIA RIVER FOR POB S 14 DEG 21 MIN 19 SEC W ALG LI LAST TRAVERSED 481 19/100 FT MORE OR LESS S 45 DEG 46 MIN 30 SEC W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 10 DEG 17 MIN 4 SEC E 585 08/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER NWLY ALG SHORE LI OF SD RIVER 97 FT MORE OR LESS TO POB OR 2994 P 965 OR 4130 P 1881 OR 8327 P 1378 SEC 38/39 T2N R31W

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**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120787009 Certificate Number: 005806 of 2021

Payor: KIMBERLY CREAMER.6370 RIVER BEND RD MOLINO, FL 32577 Date 11/27/2023

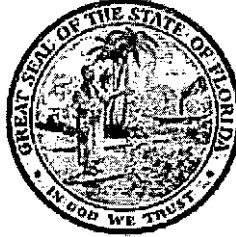
Clerk's Check #	1	Clerk's Total	\$524.40 \$12,409.54
Tax Collector Check #	1	Tax Collector's Total	\$12,733.28
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$13,324.68

\$12,426.54

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 005806
 Redeemed Date 11/27/2023**

Name KIMBERLY CREAMER 6370 RIVER BEND RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$524.40	\$524.40 \$12,409.54
Due Tax Collector = TAXDEED	\$12,723.28	\$12,723.28
Postage = TD2	\$60.00	\$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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120787009 Certificate Number: 005806 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/7/2024"/>	Redemption Date <input type="text" value="11/27/2023"/> 
Months	10	7
Tax Collector	<input type="text" value="\$11,058.29"/>	<input type="text" value="\$11,058.29"/>
Tax Collector Interest	\$1,658.74	\$1,161.12
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$12,723.28	<input type="text" value="\$12,225.66"/> 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	\$68.40	\$47.88
Total Clerk	\$524.40	<input type="text" value="\$503.88"/> 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	\$13,324.68	\$12,746.54
	Repayment Overpayment Refund Amount	\$578.14
Book/Page	<input type="text" value="8990"/>	<input type="text" value="1152"/>

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 8990, Page 1152, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05806, issued the 1st day of June, A.D., 2021

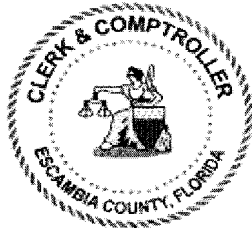
TAX ACCOUNT NUMBER: 120787009 (0224-34)

(see attached)

SECTION 39, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: RAYMOND E CROSBY EST OF

Dated this 27th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR AND SD R/W LI AN ARC DIST 359 20/100 FT CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD OF 305 FT (CENTRAL ANG 8 DEG 59 MIN 14 SEC) SELY ALG SD CUR ARC DIST 47 84/100 FT (CH DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD OF 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 65/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 658 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATER EDGE ESCAMBIA RIVER FOR POB S 14 DEG 21 MIN 19 SEC W ALG LI LAST TRAVERSED 481 19/100 FT MORE OR LESS S 45 DEG 46 MIN 30 SEC W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 10 DEG 17 MIN 4 SEC E 585 08/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER NWLY ALG SHORE LI OF SD RIVER 97 FT MORE OR LESS TO POB OR 2994 P 965 OR 4130 P 1881 OR 8327 P 1378 SEC 38/39 T2N R31W



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 #: 12-0787-009 CERTIFICATE #: 2021-5806

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 6, 2003 to and including November 6, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 28, 2023

Tax Account #: **12-0787-009**

1. The Grantee(s) of the last deed(s) of record is/are: **KIMBERLY DENISE CREAMER**
By Virtue of Order Determining Homestead recorded 4/12/2023 in OR 8959/162

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 Order in favor of Escambia County recorded 7/30/2021 OR 8586/1228 together with Cost Order recorded 8/18/2022 OR 8843/641**

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.
Tax Account #: 12-0787-009
Assessed Value: \$266,854.00
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.

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:	<u>FEB 7, 2024</u>
TAX ACCOUNT #:	<u>12-0787-009</u>
CERTIFICATE #:	<u>2021-5806</u>

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2022</u> tax year. |

KIMBERLY DENISE CREAMER
6370 RIVER BEND RD
MOLINO, FL 32577

ESTATE OF RAYMOND E CROSBY
2913 POWELL DR
ROWLETT, TX 75088

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

Certified and delivered to Escambia County Tax Collector, this 28th day of November, 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

November 28, 2023

Tax Account #:12-0787-009

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR AND SD R/W LI AN ARC DIST 359 20/100 FT CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD OF 305 FT (CENTRAL ANG 8 DEG 59 MIN 14 SEC) SELY ALG SD CUR ARC DIST 47 84/100 FT (CH DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD OF 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 65/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 658 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATER EDGE ESCAMBIA RIVER FOR POB S 14 DEG 21 MIN 19 SEC W ALG LI LAST TRAVERSED 481 19/100 FT MORE OR LESS S 45 DEG 46 MIN 30 SEC W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 10 DEG 17 MIN 4 SEC E 585 08/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER NWLY ALG SHORE LI OF SD RIVER 97 FT MORE OR LESS TO POB OR 8959 P 162 SEC 38/39 T2N R31W

SECTION 39, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0787-009(0224-34)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 7/30/2021 9:55 AM OR Book 8586 Page 1228,
Instrument #2021084305, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 7/30/2021 9:07 AM OR Book 8586 Page 833,
Instrument #2021084211, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE2102761N
LOCATION: 6430 RIVER BEND RD
PR#: 392N31400000028**

VS.

**CROSBY, RAYMOND E
2913 POWELL DR
ROWLETT, TX 75088**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, No one, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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

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

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (N) Siding

BK: 8586 PG: 1229

BK: 8586 PG: 834

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until 8/26/2021 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

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

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$10.00 per day, commencing 8/27/2021.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County

BK: 8586 PG: 1230

BK: 8586 PG: 835

may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

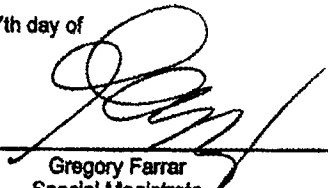
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

BK: 8586 PG: 1231 Last Page

BK: 8586 PG: 836 Last Page

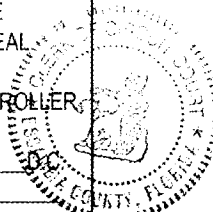
DONE AND ORDERED in Escambia County, Florida on this 27th day of
July, 2021.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER,
ESCAMBIA COUNTY, FLORIDA

BY: *Pam Childers*
DATE: *07/30/2021*



Recorded in Public Records 8/18/2022 12:47 PM OR Book 8843 Page 641,
Instrument #2022084070, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/18/2022 11:45 AM OR Book 8843 Page 464,
Instrument #2022084011, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE2102761N
Location: 6430 RIVER BEND RD
PR #: 392N31400000028

vs.

CROSBY, RAYMOND
2913 POWELL DR
ROWLETT, TX 75088

Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 7/27/2021.

Itemized Cost	
Daily fines	\$2,630.00 \$10.00 Per Day From: <u>08/27/2021</u> To: <u>05/17/2022</u>
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$12,500.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$15,365.00

DONE AND ORDERED at Escambia County, Florida on Aug 16 2022


Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAIEABB-BDAJGC-E Page 1 of 1

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT [HTTPS://WWW.ESCC.COM/RECORDS-CERTIFY](https://www.escc.com/records-certify) TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2022.08.18 12:03:24 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502