



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

1024-LL

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	HASSELL JAMES JR HASSELL TAMMY PMB 373 38 S BLUE ANGEL PARKWAY PENSACOLA, FL 32506 7500 BLK WOODS RD 09-0874-535 COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUART (Full legal attached.)	Certificate #	2022 / 3945
		Date certificate issued	06/01/2022

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)
# 2022/3945	06/01/2022	918.68	45.93	964.61
→Part 2: Total*				964.61

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)
# 2023/4007	06/01/2023	895.35	6.25	55.40	957.00
Part 3: Total*					957.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,921.61
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	799.77
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)	3,096.38

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida

Date April 22nd, 2024

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

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>10/02/2024</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.

COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO A IRON PIPE, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, FOR THE POINT OF BEGINNING; THENCE GO NORTH DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 336.60 FEET TO A 1/2 CAPPED IRON ROD, CORP. NO. 7174; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 290.89 FEET TO A 1/2 CAPPED IRON ROD. CORP. NO. 7174; THENCE GO NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 265.00 FEET TO A 1/2- CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" CAPPED IRON ROD.

NUMBER 7174; THENCE GO NORTH 89 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.00 TO A 1/2 CAPPED IRON ROD. NUMBER 7174. ON THE WESTERLY RIGHT OF WAY LINE OF WOODS LANE (66 R/W); THENCE GO SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE. FOR A DISTANCE OF 100.00 FEET TO A 1" PLAIN IRON PIPE AT AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF THE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 632.79 FEET TO A 0" IRON PIPE, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO THE POINT OF BEGINNING. OR 8478 P 1937

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400258

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
09-0874-535	2022/3945	06-01-2022	COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO A IRON PIPE, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, FOR THE POINT OF BEGINNING; THENCE GO NORTH DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 336.60 FEET TO A 1/2 CAPPED IRON ROD, CORP. NO. 7174; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 290.89 FEET TO A 1/2 CAPPED IRON ROD. CORP. NO. 7174; THENCE GO NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 265.00 FEET TO A 1/2- CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" CAPPED IRON ROD. NUMBER 7174;

		<p>THENCE GO NORTH 89 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.00 TO A 1/2 CAPPED IRON ROD. NUMBER 7174. ON THE WESTERLY RIGHT OF WAY LINE OF WOODS LANE (66 R/W); THENCE GO SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE. FOR A DISTANCE OF 100.00 FEET TO A 1" PLAIN IRON PIPE AT AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 632.79 FEET TO A 0" IRON PIPE, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO THE POINT OF BEGINNING. OR 8478 P 1937</p>
--	--	---

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
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: 1915312102001001 Account: 090874535 Owners: HASSELL JAMES JR HASSELL TAMMY Mail: 7525 WOODS RD PENSACOLA, FL 32526 Situs: 7525 WOODS RD 32526 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						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>2023</td> <td>\$57,400</td> <td>\$0</td> <td>\$57,400</td> <td>\$57,400</td> </tr> <tr> <td>2022</td> <td>\$57,400</td> <td>\$0</td> <td>\$57,400</td> <td>\$57,400</td> </tr> <tr> <td>2021</td> <td>\$57,400</td> <td>\$0</td> <td>\$57,400</td> <td>\$57,400</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$57,400	\$0	\$57,400	\$57,400	2022	\$57,400	\$0	\$57,400	\$57,400	2021	\$57,400	\$0	\$57,400	\$57,400																						
Year	Land	Imprv	Total	Cap Val																																																
2023	\$57,400	\$0	\$57,400	\$57,400																																																
2022	\$57,400	\$0	\$57,400	\$57,400																																																
2021	\$57,400	\$0	\$57,400	\$57,400																																																
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>03/01/2021</td> <td>8478</td> <td>1937</td> <td>\$63,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/30/2020</td> <td>8341</td> <td>218</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>05/14/2020</td> <td>8295</td> <td>1950</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>07/2003</td> <td>5182</td> <td>374</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/2002</td> <td>4968</td> <td>559</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1973</td> <td>664</td> <td>786</td> <td>\$6,800</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>						Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/01/2021	8478	1937	\$63,000	WD		07/30/2020	8341	218	\$100	OT		05/14/2020	8295	1950	\$100	OT		07/2003	5182	374	\$100	QC		09/2002	4968	559	\$100	QC		01/1973	664	786	\$6,800	WD		2023 Certified Roll Exemptions None Legal Description COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE... Extra Features None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																															
03/01/2021	8478	1937	\$63,000	WD																																																
07/30/2020	8341	218	\$100	OT																																																
05/14/2020	8295	1950	\$100	OT																																																
07/2003	5182	374	\$100	QC																																																
09/2002	4968	559	\$100	QC																																																
01/1973	664	786	\$6,800	WD																																																

[Parcel Information](#)

[Launch Interactive Map](#)

Section
Map Id:
19-1S-31

Approx.
Acreage:
2.8718

Zoned:

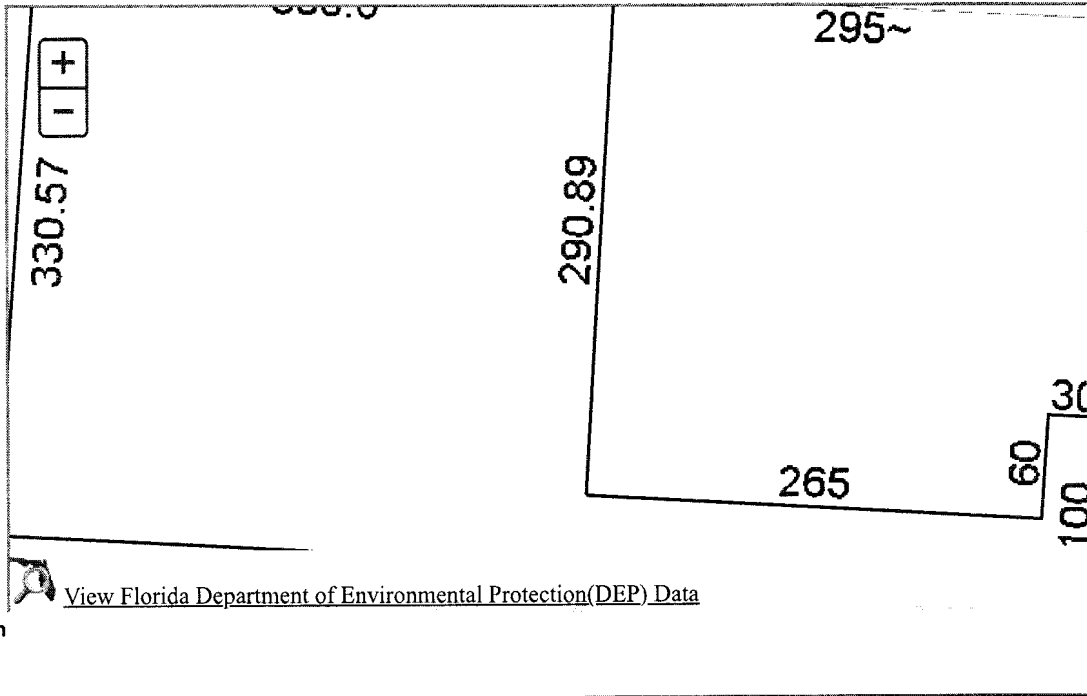
RMU
RMU
RMU
RMU
RMU
RMU
RMU

Evacuation
& Flood

Information

Open

Report



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

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: 04/25/2024 (rc.3055)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03945**, issued the 1st day of **June, A.D., 2022** 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 19, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090874535 (1024-66)

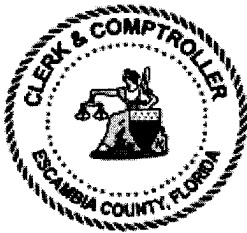
The assessment of the said property under the said certificate issued was in the name of

JAMES HASSELL JR and TAMMY HASSELL

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 October, which is the **2nd day of October 2024**.

Dated this 26th day of April 2024.

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

COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO A IRON PIPE, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, FOR THE POINT OF BEGINNING; THENCE GO NORTH DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 336.60 FEET TO A 1/2 CAPPED IRON ROD, CORP. NO. 7174; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 290.89 FEET TO A 1/2 CAPPED IRON ROD. CORP. NO. 7174; THENCE GO NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 265.00 FEET TO A 1/2- CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" CAPPED IRON ROD. NUMBER 7174; THENCE GO NORTH 89 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.00 TO A 1/2 CAPPED IRON ROD. NUMBER 7174. ON THE WESTERLY RIGHT OF WAY LINE OF WOODS LANE (66 R/W); THENCE GO SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE. FOR A DISTANCE OF 100.00 FEET TO A 1" PLAIN IRON PIPE AT AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF THE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 632.79 FEET TO A 0" IRON PIPE, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO THE POINT OF BEGINNING. OR 8478 P 1937



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 #: 09-0874-535 CERTIFICATE #: 2022-3945

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: June 18, 2004 to and including June 18, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: June 20, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 20, 2024

Tax Account #: **09-0874-535**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES HASSELL JR. AND TAMMY HASSELL**
By Virtue of Warranty Deed recorded 3/8/2021 in OR 8478/1937
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 Russell Common recorded 1/8/2008 OR 6272/796**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 09-0874-535
Assessed Value: \$57,400.00
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: OCT 2, 2024

TAX ACCOUNT #: 09-0874-535

CERTIFICATE #: 2022-3945

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

JAMES HASSELL JR
TAMMY HASSELL
PMB 373
38 S BLUE ANGEL PARKWAY
PENSACOLA, FL 32506

RUSSELL COMMON
5515 TRAFALGAR DR
PENSACOLA, FL 32504

JAMES REYNOLD HASSELL
11200 LILLIAN HWY
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 20th day of June, 2024.

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

June 20, 2024

Tax Account #:09-0874-535

LEGAL DESCRIPTION EXHIBIT "A"

COMMENCE AT A 6X6 CONCRETE MONUMENT, UNNUMBERED. MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO A IRON PIPE, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, FOR THE POINT OF BEGINNING; THENCE GO NORTH DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 336.60 FEET TO A 1/2 CAPPED IRON ROD, CORP. NO. 7174; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 290.89 FEET TO A 1/2 CAPPED IRON ROD. CORP. NO. 7174; THENCE GO NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 265.00 FEET TO A 1/2- CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" CAPPED IRON ROD. NUMBER 7174; THENCE GO NORTH 89 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.00 TO A 1/2 CAPPED IRON ROD. NUMBER 7174. ON THE WESTERLY RIGHT OF WAY LINE OF WOODS LANE (66 R/W); THENCE GO SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE. FOR A DISTANCE OF 100.00 FEET TO A 1" PLAIN IRON PIPE AT AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF THE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 632.79 FEET TO A 0" IRON PIPE, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO THE POINT OF BEGINNING. OR 8478 P 1937

SECTION 19, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0874-535(1024-66)

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

Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 181923-58

WARRANTY DEED

This indenture made on March 1, 2021, by **Janice F. Overson** whose address is: 7513 Woods Road,
Pensacola, FL 32526 hereinafter called the "grantor",

to **James Hassell Jr. and Tammy Hassell husband and wife** whose address is: 38 S. Blue
Angel Parkway PMB 373, Pensacola, FL 32506, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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**, to-wit:

COMMENCE AT A 6" X 6" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO A 1" IRON PIPE, UNNUMBERED, MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, FOR THE POINT OF BEGINNING; THENCE GO NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 336.60 FEET TO A 1/2" CAPPED IRON ROD, CORP. NO. 7174; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 290.89 FEET TO A 1/2" CAPPED IRON ROD, CORP. NO. 7174; THENCE GO NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 265.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 89 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE WESTERLY RIGHT OF WAY LINE OF WOODS LANE (66 FOOT R/W); THENCE GO SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 100.00 FEET TO A 1" PLAIN IRON PIPE AT AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 632.79 FEET TO A 1" IRON PIPE, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE GO NORTH 00 DEGREES

00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 FOR A DISTANCE OF 330.57 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 19-1S-31-2102-000-001

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

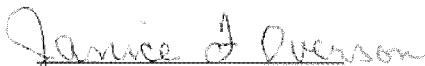
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

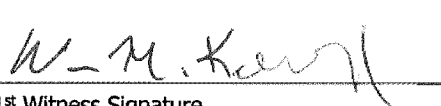
To Have and to Hold, the same in fee simple forever.


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 taxes accruing subsequent to December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Janice F. Overson

Signed, sealed and delivered in our presence:


1st Witness Signature
Print Name: William M. Kelly, Jr.


2nd Witness Signature
Print Name: Mary Lynn Thompson

State of FLORIDA

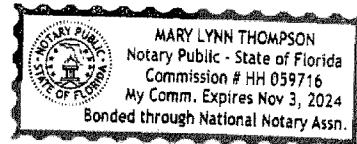
County of Escambia

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on March 1, 2021, by **Janice F. Overson**, who (☐) is/are personally known to me or who (☒) has/have produced a valid Drivers License as identification.


Notary Public

Printed Name:

My Commission expires:



**IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

RUSSELL COMMON
5515 TRAFALGAR DR
PENSACOLA FL 32504

Plaintiff,
VS.

JAMES REYNOLD HASSELL
11200 LILLIAN HWY
PENSACOLA FL 32506

Defendant.

Case No. 2007 SC 006634

Division: V

**FINAL JUDGMENT AGAINST
JAMES REYNOLD HASSELL**

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement,
and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of
\$500.00, that shall bear interest at the rate of 11% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida
this 4th day of January, 2008.


County Judge

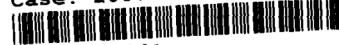
Copies to:

RUSSELL COMMON

JAMES REYNOLD HASSELL

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 JAN -U P 2:29
COUNTY CIVIL DIVISION
FILED & RECORDED

Case: 2007 SC 006634



00033453041

Dkt: CC1033 Pg#:

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: 090874535 Certificate Number: 003945 of 2022**

Payor: TAMMY HASSELL 7525 WOODS RD PENSACOLA, FL 32526 Date 7/26/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$497.04
Tax Collector's Total \$3,381.30
Postage \$49.20
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$3,944.54

Redeemed
PAM CHILDERS
Clerk of the Circuit Court

Received By: *[Signature]*
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>**