



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

1124-65

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	SEGRS TINA SEGRS DAVID EST OF 5221 PINE BARREN CHURCH RD CENTURY, FL 32535 5221 PINE BARREN CHURCH RD 12-2857-000 W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E (Full legal attached.)	Certificate #	2022 / 6642
		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)
# 2022/6642	06/01/2022	584.81	29.24	614.05
→Part 2: Total*				614.05

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)
# /					
Part 3: Total*					0.00

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)	614.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	459.27
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,448.32

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

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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.	30,373
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/06/2024</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.

W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E 50 FT AND LESS N 100 FT OF S 200 FT OF W 100 FT OF E 150 FT LESS BEG AT SE COR OF SEC 7 N 01 DEG 33 MIN 00 SEC E ALG W LI OF SW 1/4 OF SD SEC 7 1363 75/100 FT TO NLY R/W LI OF STATE HWY NO 4(100 FT R/W) S 88 DEG 14 MIN 52 SEC E ALG SD NLY R/W LI 1309 09/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO NW HAVING A RADIUS 2821 28/100 FT CENTRAL ANGLE OF 00 DEG 12 MIN 47 SEC CHORD BEARING OF S 88 DEG 21 MIN 16 SEC E CHORD DIST 10 49/100 FT SELY ALG ARC OF SD CURVE FOR 10 49/100 FT N 01 DEG 33 MIN 00 SEC E & ALG W LI OF W 1/2 OF NE 1/4 OF SE 1/4 OF SEC 7 FOR 887 70/100 FT FOR POB CONT ALG SAME COURSE N 01 DEG 33 MIN 00 SEC E FOR 164 98/100 FT TO SLY R/W LI OF PINE BARREN CHURCH RD(50 FT COUNTY R/W) S 67 DEG 44 MIN 34 SEC E ALG SD SLY R/W LI FOR 156 49/100 FT TO POINT OF CURVA TURE OF A CURVE SD CURVE BEING CONCAVE TO N HAVING A RADIUS OF 2326 52/100 FT CENTRAL ANGLE OF 04 DEG 45 MIN 43 SEC CHORD BEARING OF S 70 DEG 07 MIN 30 SEC E CHORD BEARING OF 193 31/100 FT S ELY ALG ARC OF SD CURVE FOR 193 36/100 FT S 01 DEG 33 MIN 00 SEC W FOR 137 48/100 FT N 73 DEG 24 MIN 50 SEC W FOR 341 59/100 FT TO POB LESS OR 2374 P 807 WILLIAMS LESS OR 2748 P 32 ROUX LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400116

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
12-2857-000	2022/6642	06-01-2022	W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E 50 FT AND LESS N 100 FT OF S 200 FT OF W 100 FT OF E 150 FT LESS BEG AT SE COR OF SEC 7 N 01 DEG 33 MIN 00 SEC E ALG W LI OF SW 1/4 OF SD SEC 7 1363 75/100 FT TO NLY R/W LI OF STATE HWY NO 4(100 FT R/W) S 88 DEG 14 MIN 52 SEC E ALG SD NLY R/W LI 1309 09/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO NW HAVING A RADIUS 2821 28/100 FT CENTRAL ANGLE OF 00 DEG 12 MIN 47 SEC CHORD BEARING OF S 88 DEG 21 MIN 16 SEC E CHORD DIST 10 49/100 FT SELY ALG ARC OF SD CURVE FOR 10 49/100 FT N 01 DEG 33 MIN 00 SEC E & ALG W LI OF W 1/2 OF NE 1/4 OF SE 1/4 OF SEC 7 FOR 887 70/100 FT FOR POB CONT ALG SAME COURSE N 01 DEG 33 MIN 00 SEC E FOR 164 98/100 FT TO SLY R/W LI OF PINE BARREN CHURCH RD(50 FT COUNTY R/W) S 67 DEG 44 MIN 34 SEC E ALG SD SLY R/W LI FOR 156 49/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO N HAVING A RADIUS OF 2326 52/100 FT CENTRAL ANGLE OF 04 DEG 45 MIN 43 SEC CHORD BEARING OF S 70 DEG 07 MIN 30 SEC E CHORD BEARING OF 193 31/100 FT S ELY ALG ARC OF SD CURVE FOR 193 36/100 FT S 01 DEG 33 MIN 00 SEC W FOR 137 48/100 FT N 73 DEG 24 MIN 50 SEC W FOR 341 59/100 FT TO POB LESS OR 2374 P 807 WILLIAMS LESS OR 2748 P 32 ROUX LESS MINERAL RIGHTS

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		Assessments				
Parcel ID:	075N326203000000	Year	Land	Imprv	Total	Cap Val
Account:	122857000	2023	\$17,712	\$62,776	\$80,488	\$60,746
Owners:	SEGRS TINA SEGRS DAVID EST OF	2022	\$17,712	\$55,174	\$72,886	\$58,977
Mail:	5221 PINE BARREN CHURCH RD CENTURY, FL 32535	2021	\$14,760	\$46,529	\$61,289	\$57,260
Situs:	5221 PINE BARREN CHURCH RD 32535	Disclaimer				
Use Code:	MOBILE HOME 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
03/06/2015	7314	950	\$1,500	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description
						W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E 50 FT AND LESS... 
						Extra Features
						FRAME GARAGE

Section

Map Id:
07-5N-32

Approx. Acreage:
3.0396

Zoned: 🔑

RR
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Evacuation & Flood Information

Parcel Information

Launch Interactive Map

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

[Open Report](#)

Buildings

Year Built: 1999, Effective Year: 1999, PA Building ID#: 131037

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

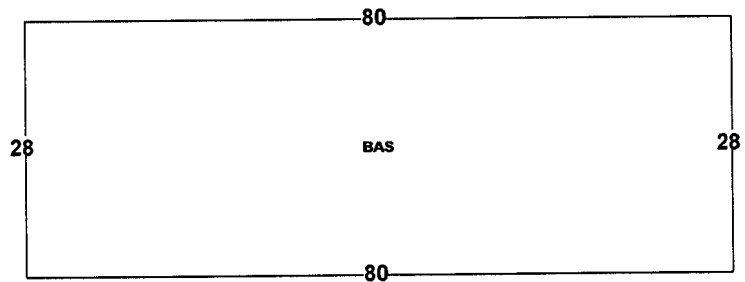
NO. PLUMBING FIXTURES-7

NO. STORIES-1

STORY HEIGHT-0

 Areas - 2240 Total SF

BASE AREA - 2240



Images



4/9/2021 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:04/29/2024 (tc.3348)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06642**, 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 07, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122857000 (1124-65)

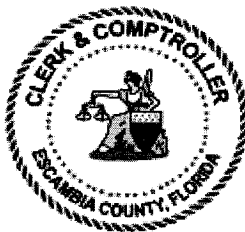
The assessment of the said property under the said certificate issued was in the name of

TINA SEGERS and DAVID SEGERS 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 November, which is the **6th day of November 2024**.

Dated this 29th 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

W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E 50 FT AND LESS N 100 FT OF S 200 FT OF W 100 FT OF E 150 FT LESS BEG AT SE COR OF SEC 7 N 01 DEG 33 MIN 00 SEC E ALG W LI OF SW 1/4 OF SD SEC 7 1363 75/100 FT TO NLY R/W LI OF STATE HWY NO 4(100 FT R/W) S 88 DEG 14 MIN 52 SEC E ALG SD NLY R/W LI 1309 09/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO NW HAVING A RADIUS 2821 28/100 FT CENTRAL ANGLE OF 00 DEG 12 MIN 47 SEC CHORD BEARING OF S 88 DEG 21 MIN 16 SEC E CHORD DIST 10 49/100 FT S ELY ALG ARC OF SD CURVE FOR 10 49/100 FT N 01 DEG 33 MIN 00 SEC E & ALG W LI OF W 1/2 OF NE 1/4 OF SE 1/4 OF SEC 7 FOR 887 70/100 FT FOR POB CONT ALG SAME COURSE N 01 DEG 33 MIN 00 SEC E FOR 164 98/100 FT TO SLY R/W LI OF PINE BARREN CHURCH RD(50 FT COUNTY R/W) S 67 DEG 44 MIN 34 SEC E ALG SD SLY R/W LI FOR 156 49/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO N HAVING A RADIUS OF 2326 52/100 FT CENTRAL ANGLE OF 04 DEG 45 MIN 43 SEC CHORD BEARING OF S 70 DEG 07 MIN 30 SEC E CHORD BEARING OF 193 31/100 FT S ELY ALG ARC OF SD CURVE FOR 193 36/100 FT S 01 DEG 33 MIN 00 SEC W FOR 137 48/100 FT N 73 DEG 24 MIN 50 SEC W FOR 341 59/100 FT TO POB LESS OR 2374 P 807 WILLIAMS LESS OR 2748 P 32 ROUX LESS MINERAL RIGHTS

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: 122857000 Certificate Number: 006642 of 2022**

**Payor: TINA L SEGERS 5221 PINE BARREN CHURCH RD CENTURY, FL 32535 Date
5/31/2024**

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$1,606.64
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,227.52

\$1619.13

**\$1,636.13
+ 57.26**

**PAM CHILDERS
Clerk of the Circuit Court**

\$1693.39

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>**



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 122857000 Certificate Number: 006642 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="5/31/2024"/>
Months	7	1
Tax Collector	<input type="text" value="\$1,448.32"/>	<input type="text" value="\$1,448.32"/>
Tax Collector Interest	\$152.07	\$21.72
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,606.64	<input type="text" value="\$1,476.29"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.88	\$6.84
Total Clerk	\$503.88	<input type="text" value="\$462.84"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,227.52	\$1,956.13
	Repayment Overpayment Refund Amount	\$271.39
Book/Page	<input type="text" value="9138"/>	<input type="text" value="648"/>

Notes



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 #: 12-2857-000 CERTIFICATE #: 2022-6642

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: July 15, 2004 to and including July 15, 2024 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: July 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 17, 2024

Tax Account #: **12-2857-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TINA SEGERS AND ESTATE OF DAVID SEGERS**

By Virtue of Warranty Deed recorded 3/16/2015 in OR 7314/950

ABTRACTOR'S NOTE: WE ARE UNABLE TO DETERMINE THE SUFFICIENCY OF WARRANTY DEED IN OR 7314/950 IN CREATING A JOINT TENANCY ESTATE; AND WE FIND NO EVIDENCE OF DEATH OR PROBATE FOR DAVID SEGERS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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:

NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-2857-000

Assessed Value: \$60,746

Exemptions: HOMESTEAD EXEMPTION, WIDOW

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: NOV 6, 2024

TAX ACCOUNT #: 12-2857-000

CERTIFICATE #: 2022-6642

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.

DAVID SEGERS, TINA SEGERS
AND ESTATE OF DAVID SEGERS
5221 PINE BARREN CHURCH RD
CENTURY, FL 32535

Certified and delivered to Escambia County Tax Collector, this 17th day of July, 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

July 17, 2024

Tax Account #:12-2857-000

LEGAL DESCRIPTION EXHIBIT "A"

W1/2 OF NE1/4 OF SE1/4 LYING S OF DAVISVILLE PINE BARREN CHURCH RD OR 7314 P 950 LESS S 100 FT OF E 50 FT AND LESS N 100 FT OF S 200 FT OF W 100 FT OF E 150 FT LESS BEG AT SE COR OF SEC 7 N 01 DEG 33 MIN 00 SEC E ALG W LI OF SW 1/4 OF SD SEC 7 1363 75/100 FT TO NLY R/W LI OF STATE HWY NO 4(100 FT R/W) S 88 DEG 14 MIN 52 SEC E ALG SD NLY R/W LI 1309 09/100 FT TO POINT OF CURVATURE OF A CURVE SD CURVE BEING CONCAVE TO NW HAVING A RADIUS 2821 28/100 FT CENTRAL ANGLE OF 00 DEG 12 MIN 47 SEC CHORD BEARING OF S 88 DEG 21 MIN 16 SEC E CHORD DIST 10 49/100 FT SELY ALG ARC OF SD CURVE FOR 10 49/100 FT N 01 DEG 33 MIN 00 SEC E & ALG W LI OF W 1/2 OF NE 1/4 OF SE 1/4 OF SEC 7 FOR 887 70/100 FT FOR POB CONT ALG SAME COURSE N 01 DEG 33 MIN 00 SEC E FOR 164 98/100 FT TO SLY R/W LI OF PINE BARREN CHURCH RD(50 FT COUNTY R/W) S 67 DEG 44 MIN 34 SEC E ALG SD SLY R/W LI FOR 156 49/100 FT TO POINT OF CURVA TURE OF A CURVE SD CURVE BEING CONCAVE TO N HAVING A RADIUS OF 2326 52/100 FT CENTRAL ANGLE OF 04 DEG 45 MIN 43 SEC CHORD BEARING OF S 70 DEG 07 MIN 30 SEC E CHORD BEARING OF 193 31/100 FT S ELY ALG ARC OF SD CURVE FOR 193 36/100 FT S 01 DEG 33 MIN 00 SEC W FOR 137 48/100 FT N 73 DEG 24 MIN 50 SEC W FOR 341 59/100 FT TO POB LESS OR 2374 P 807 WILLIAMS LESS OR 2748 P 32 ROUX LESS MINERAL RIGHTS

SECTION 07, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2857-000(1124-65)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL, LEGAL DESCRIPTIONS OR AS WRITTEN ON DEEDS IN CHAIN OF TITLE OR LESS OUTS WITHOUT A CURRENT SURVEY.

Rec 27.00
Deed St 10.50

15Ft - 3679 37.50

STATE OF FLORIDA

ESCAMBIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **PAULINE MCANALLY**, 9100 Hubbard Landing Road, Lot 186, Stockton, Alabama 36579, a widow unremarried, hereinafter called Grantor, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00), the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto **DAVID SEGERS and TINA SEGERS**, 5291 Pine Barren Church Road Century, Fl 32535, hereinafter called Grantees, jointly for life with remainder to the survivor, their heirs, executors, administrators, and assigns forever, the real property described on the attached Schedule A, situated, lying and being in the County of Escambia, State of Florida, SUBJECT TO easements and reservations of record.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the Grantor covenants that she is well seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that the property is free from encumbrances and that Grantor, her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF the undersigned has hereunto set her hand and seal on this 6th day of March, 2015.

Signed, sealed and delivered
in the presence of:

Ann P. Gordon
Printed name:

Ann P. Gordon
Printed name:

Anita Patience
Anita Patience

Pauline McAnally (SEAL)
PAULINE MCANALLY

STATE OF ALABAMA

ESCAMBIA COUNTY

The foregoing conveyance was acknowledged before me this 6th day of March, 2015, by
Pauline McAnally, who is personally known to me and who did not take an oath.



NOTARY PUBLIC

Printed name: Shirley D. Darby

My commission expires: 10/12/16

This instrument prepared by:

Shirley D. Darby

Attorney at Law

P. O. Box 587

Atmore, AL 36504

SCHEDULE A

All that portion of the West Half of the Northeast Quarter of the Southeast Quarter (W 1/2 of NE 1/4 of SE 1/4) of Section 7, Township 5 North, Range 32 West, lying South of the Davisville-Pine Barren Church Road.

LESS AND EXCEPT the right of way of Highway 4.

AND LESS AND EXCEPT those portions conveyed in Deeds recorded in Official Records Book 839, Page 898, Official Records Book 47, Page 500, Official Records Book 2354, Page 226, Official Records Book 2374, Page 807, and Official Records Book 2748, Page 32.