



# 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

1124-66

## Part 1: Tax Deed Application Information

|                                     |  |  |                               |
|-------------------------------------|--|--|-------------------------------|
| Applicant Name<br>Applicant Address | ASSEMBLY TAX 36, LLC<br>ASSEMBLY TAX 36 LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411   | Application date                             | Apr 11, 2024                  |
| Property description                | MCCULLOUGH CHARLES A &<br>MCCULLOUGH BARBARA<br>C/O STEPHANIE ELAINE MCCULLOUGH<br>3630 W HWY 4<br>CENTURY, FL 32535<br>3630 W HIGHWAY 4<br>12-3009-100<br>BEG AT NW COR OF SE 1/4 OF SE 1/4 E 840 FT<br>FOR POB E 105 FT S 420 FT TO HWY 4 W ALG HWY<br>105 FT N 420 (Full legal attached.) | Certificate #<br><br>Date certificate issued | 2022 / 6663<br><br>06/01/2022 |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/6663                    | 06/01/2022                           | 739.24                                 | 36.96                | 776.20                                   |
| →Part 2: Total*                |                                      |  |                      | 776.20                                   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/6770                    | 06/01/2023                                    | 844.84  | 6.25                            | 139.40               | 990.49                                       |
| Part 3: Total*                 |   |   |                                 |                      | 990.49                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,766.69 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 817.95   |
| 4. Property information report fee  | 200.00   |
| 5. Tax deed application fee   | 175.00   |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)                                 | 0.00     |
| 7. Total Paid (Lines 1-6)   | 2,959.64 |

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: <u>Candice Lewis</u><br>Signature, Tax Collector or Designee | <u>Escambia, Florida</u><br>Date <u>April 22nd, 2024</u> |
|---|--|

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>  |  |
|---|--|
| 8. Processing tax deed fee  |  |
| 9. Certified or registered mail charge  |  |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees                         |  |
| 11. Recording fee for certificate of notice   |  |
| 12. Sheriff's fees  |  |
| 13. Interest (see Clerk of Court Instructions, page 2)  |  |
| 14. <b>Total Paid (Lines 8-13)</b>  |  |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. |  |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |  |
| Sign here: _____ Date of sale <u>11/06/2024</u><br>Signature, Clerk of Court or Designee                  |  |

**INSTRUCTIONS**

+ 6.25

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

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

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF SE 1/4 OF SE 1/4 E 840 FT FOR POB E 105 FT S 420 FT TO HWY 4 W ALG HWY 105 FT N 420 FT TO POB OR 6468 P 1173

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400234

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  |
|----------------|-----------------|------------|--|
| 12-3009-100    | 2022/6663       | 06-01-2022 | BEG AT NW COR OF SE 1/4 OF SE 1/4 E<br>840 FT FOR POB E 105 FT S 420 FT TO<br>HWY 4 W ALG HWY 105 FT N 420 FT TO<br>POB OR 6468 P 1173 |

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](#)

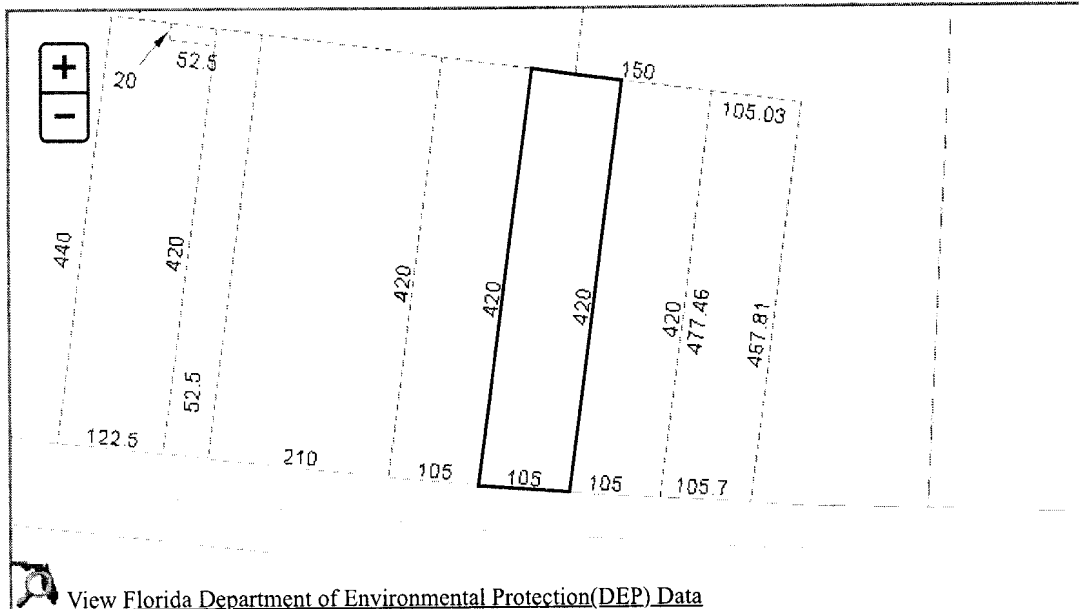
| <b>General Information</b><br><b>Parcel ID:</b> 125N324401008002<br><b>Account:</b> 123009100<br><b>Owners:</b> MCCULLOUGH CHARLES A &<br>MCCULLOUGH BARBARA<br><b>Mail:</b> C/O STEPHANIE ELAINE MCCULLOUGH<br>3630 W HWY 4<br>CENTURY, FL 32535<br><b>Situs:</b> 3630 W HIGHWAY 4 32535<br><b>Use Code:</b> MOBILE HOME<br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector  |          |          |          |          |                                  | <b>Assessments</b><br><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>\$10,100</td> <td>\$40,494</td> <td>\$50,594</td> <td>\$50,310</td> </tr> <tr> <td>2022</td> <td>\$10,100</td> <td>\$35,637</td> <td>\$45,737</td> <td>\$45,737</td> </tr> <tr> <td>2021</td> <td>\$10,100</td> <td>\$30,564</td> <td>\$40,664</td> <td>\$35,534</td> </tr> </tbody> </table><br><div style="text-align: center;"> <a href="#">Disclaimer</a><br/> <a href="#">Tax Estimator</a><br/> <a href="#">File for Exemption(s) Online</a><br/> <a href="#">Report Storm Damage</a> </div> |      |      |       |      | Year                             | Land       | Imprv | Total | Cap Val | 2023 | \$10,100 | \$40,494   | \$50,594 | \$50,310 | 2022     | \$10,100 | \$35,637 | \$45,737   | \$45,737 | 2021 | \$10,100 | \$30,564 | \$40,664 | \$35,534 |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
|---|----------|----------|----------|----------|----------------------------------|---|------|------|-------|------|----------------------------------|------------|-------|-------|---------|------|----------|------------|----------|----------|----------|----------|----------|------------|----------|------|----------|----------|----------|----------|------|-----|----------|----|--|---------|------|------|---------|----|--|---------|------|------|-------|----|--|---------|------|---|----------|----|--|---|--|--|--|--|
| Year  | Land     | Imprv    | Total    | Cap Val  |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 2023  | \$10,100 | \$40,494 | \$50,594 | \$50,310 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 2022  | \$10,100 | \$35,637 | \$45,737 | \$45,737 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 2021  | \$10,100 | \$30,564 | \$40,664 | \$35,534 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records<br/>(New Window)</th> </tr> </thead> <tbody> <tr> <td>04/28/2021</td> <td>8518</td> <td>1993</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/01/2009</td> <td>6468</td> <td>1173</td> <td>\$27,900</td> <td>WD</td> <td></td> </tr> <tr> <td>06/01/2009</td> <td>6468</td> <td>1171</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>06/2004</td> <td>5433</td> <td>830</td> <td>\$42,500</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2003</td> <td>5278</td> <td>1401</td> <td>\$1,500</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1998</td> <td>4260</td> <td>1620</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/1984</td> <td>1977</td> <td>1</td> <td>\$20,000</td> <td>WD</td> <td></td> </tr> </tbody> </table><br>Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |          |          |          |          |                                  | Sale Date   | Book | Page | Value | Type | Official Records<br>(New Window) | 04/28/2021 | 8518  | 1993  | \$100   | WD   |          | 06/01/2009 | 6468     | 1173     | \$27,900 | WD       |          | 06/01/2009 | 6468     | 1171 | \$100    | OT       |          | 06/2004  | 5433 | 830 | \$42,500 | WD |  | 10/2003 | 5278 | 1401 | \$1,500 | WD |  | 05/1998 | 4260 | 1620 | \$100 | QC |  | 09/1984 | 1977 | 1 | \$20,000 | WD |  | <b>2023 Certified Roll Exemptions</b><br>None |  |  |  |  |
| Sale Date   | Book     | Page     | Value    | Type     | Official Records<br>(New Window) |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 04/28/2021  | 8518     | 1993     | \$100    | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 06/01/2009  | 6468     | 1173     | \$27,900 | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 06/01/2009  | 6468     | 1171     | \$100    | OT       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 06/2004   | 5433     | 830      | \$42,500 | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 10/2003   | 5278     | 1401     | \$1,500  | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 05/1998   | 4260     | 1620     | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| 09/1984   | 1977     | 1        | \$20,000 | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
|   |          |          |          |          |                                  | <b>Legal Description</b><br>BEG AT NW COR OF SE 1/4 OF SE 1/4 E 840 FT FOR POB E<br>105 FT S 420 FT TO HWY 4 W ALG HWY 105 FT N 420 FT TO<br>POB OR...  |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
|   |          |          |          |          |                                  | <b>Extra Features</b><br>None   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |
| <b>Parcel Information</b>   |          |          |          |          |                                  | <a href="#">Launch Interactive Map</a>  |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |          |          |          |            |          |      |          |          |          |          |      |     |          |    |  |         |      |      |         |    |  |         |      |      |       |    |  |         |      |   |          |    |  |   |  |  |  |  |

Section  
Map Id:  
12-5N-32

Approx.  
Acreage:  
1.1700

Zoned: 

RR  
RR  
RR  
RR  
RR  
RR  
RR  
RR  
RR



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

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

#### Buildings

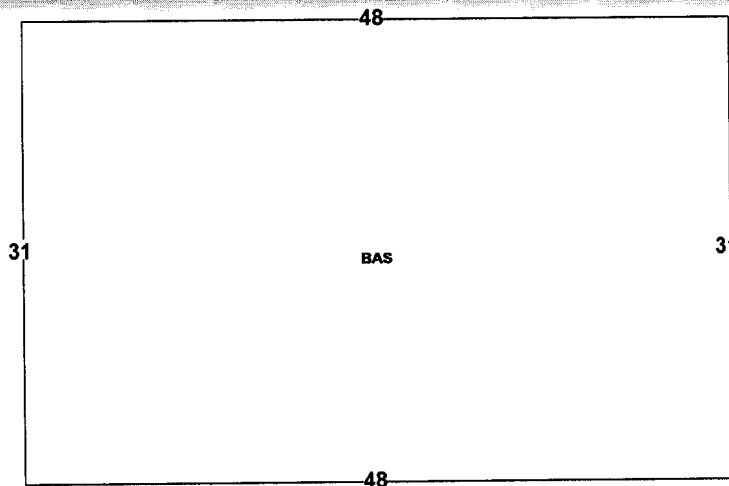
Address: 3630 W HIGHWAY 4, Year Built: 1998, Effective Year: 1998, PA Building ID#: 125603

##### 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-METAL  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-7  
NO. STORIES-1  
STORY HEIGHT-0



Areas - 1488 Total SF  
BASE AREA - 1488



#### Images



1/24/2019 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.

Last Updated: 04/29/2024 (tc.3490)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06663**, 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:

**BEG AT NW COR OF SE 1/4 OF SE 1/4 E 840 FT FOR POB E 105 FT S 420 FT TO HWY 4 W ALG HWY 105 FT N 420 FT TO POB OR 6468 P 1173**

**SECTION 12, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 123009100 (1124-66)**

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

**CHARLES A MCCULLOUGH and BARBARA MCCULLOUGH**

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

**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

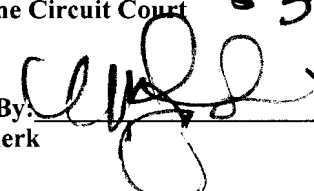
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 123009100 Certificate Number: 006663 of 2022**

**Payor: STEPHANIE ELAINE MCCULLOUGH 3630 W HWY 4 CENTURY, FL 32535      Date  
 6/26/2024**

Clerk's Check #            46916  
 Tax Collector Check #    1

Clerk's Total                \$503.88  
 Tax Collector's Total      \$3,276.65  
 Postage                      \$100.00  
 Researcher Copies        \$0.00  
 Recording                   \$10.00  
 Prep Fee                    \$7.00  
 Total Received            \$3,897.53

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**REDEEMED**  
**\$ 3221.34**

**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>**



**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 #: 12-3009-100 CERTIFICATE #: 2022-6663

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 27, 2004 to and including June 27, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: July 15, 2024



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

July 15, 2024

Tax Account #: **12-3009-100**

1. The Grantee(s) of the last deed(s) of record is/are: **STEPHANIE ELAINE MCCULLOUGH**

**By Virtue of Warranty Deed recorded 4/29/2021 in OR 8518/1993**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR BARBARA MCCULLOUGH RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. BARBARA TOOK TITLE WITH HER HUSBAND IN OR 6468/1173 AND HE DEEDED OUT AS A WIDOWED MAN. WE INCLUDED BARBARA FOR NOTICE.**

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 State of FL/Escambia County recorded 10/8/2014 OR 7239/815**
  - b. **Tax Lien in favor of Internal Revenue Service recorded 10/23/2020 OR 8389/1855**
  - c. **Tax Lien in favor of Internal Revenue Service recorded 02/08/2024 OR 9102/30**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 12-3009-100**

**Assessed Value: \$50,310.00**

**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**

|                            |                    |
|----------------------------|--------------------|
| <b>TAX DEED SALE DATE:</b> | <u>NOV 6, 2024</u> |
| <b>TAX ACCOUNT #:</b>      | <u>12-3009-100</u> |
| <b>CERTIFICATE #:</b>      | <u>2022-6663</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 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.                    |

**CHARLES A. MCCULLOUGH AND  
BARBARA MCCULLOUGH  
STEPHANIE ELAINE MCCULLOUGH  
3630 W HIGHWAY 4  
CENTURY, FL 32535**

**CHARLES A MCCULLOUGH AND  
BARBARA MCCULLOUGH  
4651 W HIGHWAY 4  
CENTURY, FL 32535-3533**

**ESCAMBIA COUNTY ANIMAL CONTROL  
3363 W PARK PL  
PENSACOLA, FL 32505**

**DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE  
400 W BAY ST STE 35045  
JACKSONVILLE, FL 32202-4437**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 15, 2024**

**Tax Account #:12-3009-100**

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

**BEG AT NW COR OF SE 1/4 OF SE 1/4 E 840 FT FOR POB E 105 FT S 420 FT TO HWY 4 W ALG  
HWY 105 FT N 420 FT TO POB OR 6468 P 1173**

**SECTION 12, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 12-3009-100(1124-66)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. DESCRIPTION IS WRITTEN AS DUE NORTH AND SOUTH  
BUT PROPERTY APPRAISER'S MAP DOES NOT SHOW THE LOT AS RUNNING DUE NORTH  
AND SOUTH.**

Recorded in Public Records 4/29/2021 9:37 AM OR Book 8518 Page 1993,  
Instrument #2021046724, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By & Return To:

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated this 28 day of April, 2021, by Charles A McCullough, a widowed man whose post office address is 4651 W Hwy 4, Century, FL 32535, hereinafter called the Grantor, to Stephanie Elaine McCullough, a single woman whose post office address is 3630 W Hwy 4, Century, FL 32535, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

(See Exhibit A)

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature:

Print Name:

Signature:

Print Name:

State of

County of

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28 day of April, 2021, by:

Signature:

Notary Public

My Commission Expires: 5-21-21

☐ Personally Known

OR

☒ Produced Identification

Type of Identification Produced:

M242 157 42 4540



**BK: 8518 PG: 1994 Last Page****EXHIBIT A**

**Begin at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 12, Township 5 North, Range 32 West, Escambia County, Florida; thence run East eight hundred forty (840) feet to P.O.B.; thence continue East one hundred five (105) feet; thence South four hundred twenty (420) feet to Hwy #4; thence West along highway, one hundred five (105) feet; thence North four hundred twenty (420) feet to P.O.B.**

Recorded in Public Records 06/05/2009 at 02:35 PM OR Book 6468 Page 1173,  
Instrument #2009037591, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$195.30

## THIS INSTRUMENT PREPARED BY:

Jennifer Gantt  
Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

FILE NO: 09FL-331

DOC: \$ 27.00  
REC 195.30  
TOTAL \$222.30

## WARRANTY DEED

TAX ID #125N32-4401-008-002

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Susan Jane Parham, an unremarried widow, Grantor\*, Address: 939 Bridle Place, Rockledge, FL 32955, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Charles A. McCullough and Barbara McCullough, husband and wife, Grantee\*, Address: 3630 West Highway 4, Century, FL 32535, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

## SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 1<sup>st</sup>, 2009.

*Susan Jane Parham*  
Susan Jane Parham

Signed, sealed and delivered  
in the presence of:

Witness Sign:

Witness Print Name: *Janet Pasqua*

Witness Sign:

Witness Print Name: *Barbara A. Fisher*

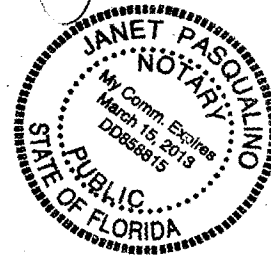
STATE OF FLORIDA  
COUNTY OF *Brecone*

THE FOREGOING INSTRUMENT was acknowledged before me this 1<sup>st</sup> day of June, 2009 by Susan Jane Parham, an unremarried widow, who has produced her drivers licenses as identification, and who did take an oath.

My Commission expires:

(Notary Seal)

*[Signature]*  
Notary Public  
Serial Number



BK: 6468 PG: 1174

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**EXHIBIT A**

Begin at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 12, Township 5 North, Range 32 West, Escambia County, Florida; thence run East eight hundred forty (840) feet for P.O.B.; thence continue East one hundred five (105) feet; thence South four hundred twenty (420) feet to Hwy #4; thence West along highway, one hundred five (105) feet; thence North four hundred twenty (420) feet to P.O.B.

BK: 6468 PG: 1175 Last Page

**Residential Sales  
Abutting Roadway  
Maintenance Disclosure**

File No. 09FL-331

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

Name of Roadway: Highway 4  
Legal Address of Property: 3630 West Highway 4, Century, FL 32535

The County ( ) has accepted ( x ) has not accepted the abutting roadway for maintenance\*  
\*state

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):

\* Susan Jane Parham  
Seller's Name: Susan Jane Parham

Seller's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

\* Witness Sign: \_\_\_\_\_

Witness Name: Susan Parham  
(Print)\* Witness Sign: Barbara A. FisherWitness Name: Barbara A. Fisher  
(Print)

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

As to Buyer(s):

Charles A. McCullough  
Buyer's Name: Charles A. McCullough

Barbara McCullough  
Buyer's Name: Barbara McCullough

Buyer's Name: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_

Witness Name: Jennifer GanttWitness Name: Carol D. Eubanks

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

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



Recorded in Public Records 10/08/2014 at 11:00 AM OR Book 7239 Page 815,  
Instrument #2014074200, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY FLORIDA

STATE OF FLORIDA

VS

STEPHANIE F MCCULLOUGH  
3630 W HWY 4  
CENTURY, FL 32535

CASE NO: 2013 CO 005309 A  
CITATION NO:  
/F DOB: 08/06/1972  
SSN: - ---

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

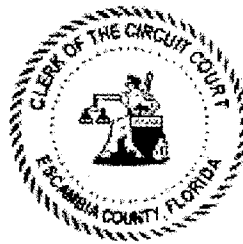
It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of **320.00**, payable to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

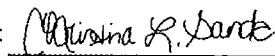
DONE AND ORDERED this 2<sup>nd</sup> day of October, 20 14.

  
JUDGE JENNIFER J FRYDRYCHOWICZ

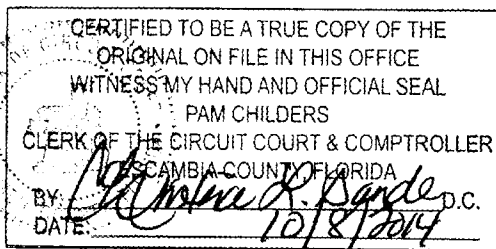
I do hereby certify that a copy of hereof has been furnished to defendant by delivery/mail, this 8<sup>th</sup> day of October, 20 14.



PAM CHILDERS  
CLERK OF THE COURT

By:   
Deputy Clerk

cc: STEPHANIE F MCCULLOUGH



2014 OCT -6 P 3:05  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
COUNTY CLERK  
FILED & RECORDED

(MMANLJEN 24961)

Recorded in Public Records 10/23/2020 1:10 PM OR Book 8389 Page 1855,  
Instrument #2020089015, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

| 17489  |                             | Department of the Treasury - Internal Revenue Service |                              |                                      |  |
|--|-----------------------------|---|------------------------------|--------------------------------------|--|
| <b>Form 668 (Y)(c)</b><br>(Rev. February 2004)   |                             | <b>Notice of Federal Tax Lien</b>                     |                              |                                      |  |
| Area:<br>SMALL BUSINESS/SELF EMPLOYED AREA #3<br>Lien Unit Phone: (800) 913-6050   |                             | Serial Number<br>417500620                            |                              | For Optional Use by Recording Office |  |
| <p><b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b></p> |                             |   |                              |                                      |  |
| Name of Taxpayer CHARLES A MCCULLOUGH  |                             |   |                              |                                      |  |
| Residence 4651 W HIGHWAY 4<br>CENTURY, FL 32535-3533   |                             |   |                              |                                      |  |
| <p><b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>   |                             |   |                              |                                      |  |
| Kind of Tax<br>(a)   | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c)                             | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e)      | Unpaid Balance<br>of Assessment<br>(f) |
| 6672   | 12/31/2016                  | XXX-XX- [REDACTED]                                    | 11/11/2019                   | 12/11/2029                           | 10521.05                               |
| 6672   | 12/31/2017                  | XXX-XX- [REDACTED]                                    | 11/11/2019                   | 12/11/2029                           | 5406.36                                |
| Place of Filing  |                             |   |                              |                                      |  |
| CLERK OF CIRCUIT COURT<br>ESCAMBIA COUNTY<br>PENSACOLA, FL 32595   |                             |   |                              |                                      | Total \$ 15927.41                      |

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 09th day of October, 2020.

|  |  |            |
|--|--|------------|
| Signature<br><i>Elvin Dean Conroy</i><br>for F ELLIOTT | Title<br>REVENUE OFFICER<br>(850) 475-7361 | 23-09-2413 |
|--|--|------------|

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

3008

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)

(Rev. February 2004)

Notice of Federal Tax Lien

Area:  
SMALL BUSINESS/SELF EMPLOYED AREA #3  
Lien Unit Phone: (800) 913-6050

Serial Number  
486588824

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CHARLES A MCCULLOUGH

Residence 4651 W HIGHWAY 4  
CENTURY, FL 32535-3533

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax<br>(a) | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c) | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e) | Unpaid Balance<br>of Assessment<br>(f) |
|--------------------|-----------------------------|---------------------------|------------------------------|---------------------------------|--|
| 1040               | 12/31/2016                  |                           | 05/17/2021                   | 06/16/2031                      | 8166.88                                |
| 1040               | 12/31/2019                  |                           | 09/20/2021                   | 10/20/2031                      | 2013.26                                |
| 6672               | 06/30/2013                  |                           | 03/22/2021                   | 04/21/2031                      | 7353.60                                |
| 6672               | 12/31/2013                  |                           | 03/22/2021                   | 04/21/2031                      | 7353.14                                |
| 6672               | 06/30/2017                  |                           | 03/22/2021                   | 04/21/2031                      | 13792.54                               |
| 6672               | 09/30/2017                  |                           | 03/22/2021                   | 04/21/2031                      | 12749.87                               |
| 6672               | 03/31/2018                  |                           | 03/22/2021                   | 04/21/2031                      | 12984.58                               |
| 6672               | 06/30/2018                  |                           | 03/22/2021                   | 04/21/2031                      | 12991.61                               |
| 6672               | 09/30/2018                  |                           | 03/22/2021                   | 04/21/2031                      | 4671.48                                |
| 6672               | 12/31/2018                  |                           | 03/22/2021                   | 04/21/2031                      | 11794.25                               |
| 6672               | 03/31/2019                  |                           | 03/22/2021                   | 04/21/2031                      | 22698.75                               |
| 6672               | 06/30/2019                  |                           | 03/22/2021                   | 04/21/2031                      | 22698.75                               |
| 6672               | 09/30/2019                  |                           | 03/22/2021                   | 04/21/2031                      | 14785.43                               |

Place of Filing

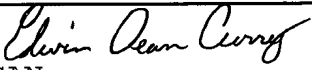
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY  
PENSACOLA, FL 32595

Total \$ 154054.14

This notice was prepared and signed at BALTIMORE, MD, on this,

the 29th day of January, 2024.

Signature  
for S. MORGAN



Title  
ADVISOR  
(346) 227-6406

23-96-6826