

## **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

0325.38

	IDI INIVESTME	formation	ND OCEA	N BANK		The state of the s	<u> </u>
Applicant Name Applicant Address			N DAINK	Application date		Apr 26, 2024	
Property description	operty HUNT ALLISON A			Certificate #  Date certificate issued		2022 / 7018	
						06/01/2022	
Part 2: Certificat	<u> </u>						
Column 1 Certificate Numbe		lumn 2 ertificate Sale		olumn 3 ount of Certificate	Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2022/7018	<del></del>	1/2022		227.88		11.39	239.27
			<u> </u>		→P:	art 2: Total*	239.27
Part 3: Other Ce	rtificates Rede	emed by Ap	plicant (C	Other than Co	untv)	42.7 × 43.4	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Col Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's i	c	olumn 5 nterest	Total (Column 3 + Column 4 + Column 5)
#/							
and the state of t		·			Pa	art 3: Total*	0.00
Part 4: Tax Colle	ector Certified	Amounts (L	ines 1-7)			e Espainiste	
Cost of all cert	ificates in applica	nt's possessio	n and othe		deemed by ap Total of Parts		239.27
2. Delinquent tax	es paid by the ap	plicant					0.00
3. Current taxes paid by the applicant				208.09			
4. Property information report fee 200				200.00			
5. Tax deed application fee				175.00			
6. Interest accrue	ed by tax collector	under s.197.	542, F.S. (s	see Tax Collecto	or Instructions	s, page 2)	0.00
7.					Total Pai	d (Lines 1-6)	822.36
	nformation is true				y information	report fee, ar	nd tax collector's fees
have been paid, and	d that the propert	y information s	statement i	s attacned.			

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

Pai	art 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	n here: Date of sale 09/02/202 Signature, Clerk of Court or Designee	3/5/25

## INSTRUCTIONS +625

### 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.

### 512 R. 12/16

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2400851

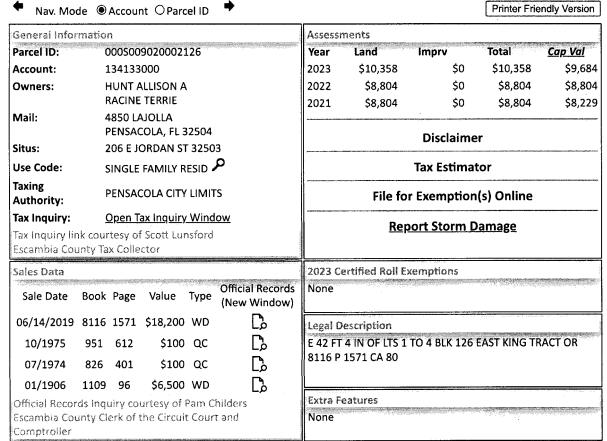
To: Tax	x Collector of	ESCAM	BIA COUNTY,	Florida		
I,						
JPL INV 8724 SV MIAMI, I	ESTMENTS CO N 72 ST #382 FL 33173, e listed tax certif			ame to the Tax (	Collector and make tax deed application therec	'n
Acco	ount Number		Certificate No.	Date	Legal Description	T
13-4	133-000		2022/7018	06-01-2022	E 42 FT 4 IN OF LTS 1 TO 4 BLK 126 EAST KING TRACT OR 8116 P 1571 CA 80	
l agre	pay any curre redeem all ou pay all delinq	itstanding uent and o	tax certificates plus into omitted taxes, plus inte	rest covering the	•	
	Sheriff's costs ed is the tax sale are in my posse	e certificate		ion is based and	d all other certificates of the same legal description	or
JPL II 8724	ronic signature c NVESTMENTS SW 72 ST #382 II, FL 33173	CORP AN	D OCEAN BANK		04.00.0004	
	Ā	Applicant's s	signature		04-26-2024 Application Date	

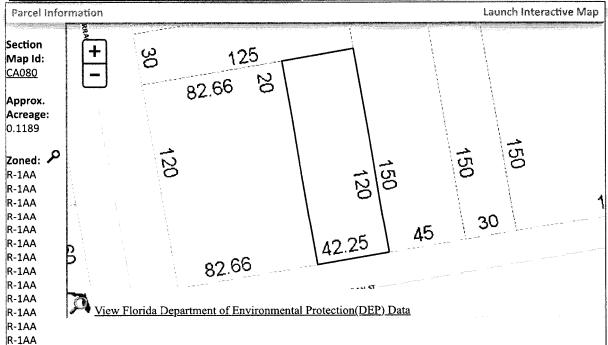
**Real Estate Search** 

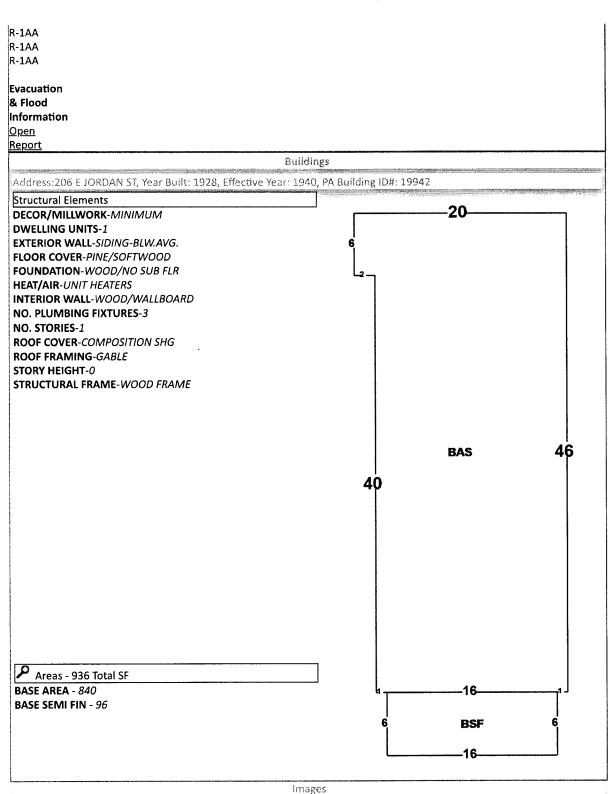
**Tangible Property Search** 

Sale List

**Back** 









9/19/2019 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024036407 5/13/2024 2:07 PM
OFF REC BK: 9145 PG: 1811 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 07018, 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:

### E 42 FT 4 IN OF LTS 1 TO 4 BLK 126 EAST KING TRACT OR 8116 P 1571 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 134133000 (0325-38)

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

#### **ALLISON A HUNT and TERRIE RACINE**

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 March, which is the 5th day of March 2025.

Dated this 13th day of May 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.

COMPT OF STATE OF STA

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

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: 134133000 Certificate Number: 007018 of 2022

Payor: ALLISON A HUNT 4850 LAJOLLA PENSACOLA, FL 32504 Date 10/25/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$531.24

Tax Collector's Total \$964.30

Postage \$100.00

Researcher Copies \$0.00

Recording \$10.00

Prep Fee
Total Received

\$1,412.54

PAM CHILDERS
Clerk of the Circuit Court

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



### PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

TAX ACCOUNT #:	13-4133-000	CERTIFICATE #:	2022-7018
REPORT IS LIMITED	TO THE PERSON(S) EX	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I(S) OF THE PROPERTY INI	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded title to said land as listed	f record of the land descristing and copies of all ope in the Official Record Bod on page 2 herein. It is the	the instructions given by the ubed herein together with current or unsatisfied leases, mortgatoks of Escambia County, Floring responsibility of the party natisted is not received, the office	nt and delinquent ad valorem ges, judgments and da that appear to encumber the amed above to verify receipt or
and mineral or any subst	urface rights of any kind or, boundary line disputes,	xes and assessments due now or nature; easements, restriction and any other matters that wou	ns and covenants of record;
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 Prop	perty Information Report and the	ne documents attached hereto.

Michael A. Campbell, As President

Dated: November 22, 2024

Malphel

THE ATTACHED REPORT IS ISSUED TO:

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

November 22, 2024

Tax Account #: 13-4133-000

1. The Grantee(s) of the last deed(s) of record is/are: ALLISON A HUNT AND TERRIE RACINE

By Virtue of Warranty Deed recorded 6/21/2019 in OR 8116/1571

- 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. Lien in favor of City of Pensacola recorded 4/1/2022 OR 8754/610
  - b. Notice of Commencement in favor of AFS Newco, LLC recorded 10/31/2023 OR 9061/1507
- **4.** Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 13-4133-000 Assessed Value: \$65,673.00

**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** 

TAY ACCOUNT #	12 4122 000		
TAX ACCOUNT #:	13-4133-000		
CERTIFICATE #:	2022-7018		
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed		
YES NO  ☐ Notify City of Pensacola, P.O ☐ Notify Escambia County, 190 ☐ Homestead for 2023 tax years	Governmental Center, 32502		
ALLISON A HUNT TERRIE RACINE 4850 LAJOLLA PENSACOLA FL 32504	ALLISON A HUNT TERRIE RACINE 206 E JORDAN ST PENSACOLA FL 32503		
A EC NEWCO LL C			

AFS NEWCO, LLC 1741 CORPORATE LANDING PKWY VIRGINIA BEACH, VA 23454

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 2024.

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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

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

### PROPERTY INFORMATION REPORT

November 22, 2024 Tax Account #:13-4133-000

# LEGAL DESCRIPTION EXHIBIT "A"

E 42 FT 4 IN OF LTS 1 TO 4 BLK 126 EAST KING TRACT OR 8116 P 1571 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-4133-000(0325-38)

Recorded in Public Records 6/21/2019 9:54 AM OR Book 8116 Page 1571, Instrument #2019054489, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$127.40

THIS INSTRUMENT PREPARED BY AND RETURN TO: Janua Berry

Surety Land Title of Florida, LLC

2600 N. 12th Avenue PENSACOLA, FL 32503

File No.: 1905609C

Property Appraisers Parcel Identification (Folio) Number: 000S009020002126

### **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDING DATA
THIS WARRANTY DEED, made the day of June, 2019 by Earl Lamar Lett, as to his non-homestead property, whose post office address is 710 Parks Rd Place, Jackson, MS 39212 herein called the grantor, to Allison A. Hunt and Terrie Racine, whose post office address is 4850 LaJolla, Pensacola, FL 32504, hereinafter called the Grantees:  (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)
WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:
The East 42 1/3 feet of Lots 1 though 4, inclusive, in Block 126, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to the plat of said City copyrighted by Thomas C. Watson in 1906.
Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:  Lunda Davis  Witness #1 Signature  Lunda Davis  Witness #1 Printed Name  Vacy Hurst  Witness #2 Signature
Witness #2 Printed Name
STATE OF
The foregoing instrument was acknowledged before me this

My Commission Expires:

This instrument was prepared by Amy Lovoy Finance Director City of Pensacola, Florida

### **LIEN FOR IMPROVEMENTS**

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

HUNT, ALLISON A RACINE, TERRIE 206 E JORDAN STREET E 42 FT 4 IN OF LTS 1 TO 4 BLK 126 EAST KING TRACT

Parcel Identification Number <u>000S009020002126</u> Real Estate Account Number <u>134133000</u>

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 3rd day of January 2022. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 17th day of March, 2022

THE CITY OF PENSACOLA a municipal corporation

BY:

KERRITH FIDDLER CITY ADMINISTRATOR

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 22.d day of 0.00, 202 by Kerrith Fiddler, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation who is personally known to me.

NOTARY PUBLIC



Recorded in Public Records 10/31/2023 4:41 PM OR Book 9061 Page 1507, Instrument #2023087431, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

THI	S INSTRUMENT PREPARED BY:
	ress:
STA	ATE OF FLORIDA COUNTY OF ESCAMBIA
Perr	NOTICE OF COMMENCEMENT  nit Number 23-09-6030 Parcel ID Number (PID)
	E UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following ormation is provided in this Notice of Commencement.
1.	DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
2.	GENERAL DESCRIPTION OF IMPROVEMENT:  Permanently Stabilize Floor Fronty System
3.	OWNER INFORMATION:  Name and address: Hunt 200 E. TORDAN ST., PENSACONA, EL 30503  Interest in property:  Name and address of fee simple titleholder (if other than Owner):
4.	CONTRACTOR: (name, address and phone number): AFS NEWCO, LCC
5.	SURETY: Name, address and phone number:
	Amount of bond §
6.	LENDER: (name, address and phone number)
7.	Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number)
8.	In addition to him/herself, Owner designates of receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9.	Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)
CO PA A N TO	RNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE INSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR YING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.  SOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR TICE OF COMMENCEMENT.  WHEN A HALL SON FULL.
οw	NER'S SIGNATURE OWNER'S PRINTED NAME
CO	ATE OF FLORIDA OUNTY OF ESCAMBIA the foregoing instrument was acknowledged before me by means ofphysical presence oronline notarization, this \( \frac{1}{2} \) day of
<u> 6</u>	(+ober , 2023, by Se(P)
Per	sonally Known OR Produced Identification V Type of Identification Produced DL# 1536 60   59 90 3 0
	THORIZED OFFICER/DIRECTOR/PARTNER/MANAGER  ADAM BRETSCHNEIDER  Commission # HH 453271
SIC	NATORY'S TITLE/OFFICE PROVIDENCE

Form 100.15 Revised 10/8/09