



# 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

0222-42

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	COLEMAN KEITH O SR 1124 W HOPE DR PENSACOLA, FL 32534 1102 W HOPE DR 03-0396-100 BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S (Full legal attached.)	Certificate #	2019 / 1052
		Date certificate issued	06/01/2019

## 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)
# 2019/1052	06/01/2019	866.02	43.30	909.32
# 2020/1159	06/01/2020	900.12	45.01	945.13
<b>→Part 2: Total*</b>				<b>1,854.45</b>

## 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,854.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	872.18
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. <b>Total Paid (Lines 1-6)</b>	<b>3,101.63</b>

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><i>Candice Lewis</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>April 27th, 2021</u>
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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>02/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

**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 FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100236

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
03-0396-100	2019/1052	06-01-2019	BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

◀ Nav. Mode  Account  Reference ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 221S305101122004 <b>Account:</b> 030396100 <b>Owners:</b> COLEMAN KEITH O SR <b>Mail:</b> 1124 W HOPE DR PENSACOLA, FL 32534 <b>Situs:</b> 1102 W HOPE DR 32534 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>2020</td> <td>\$6,864</td> <td>\$42,963</td> <td>\$49,827</td> <td>\$49,827</td> </tr> <tr> <td>2019</td> <td>\$3,420</td> <td>\$42,070</td> <td>\$45,490</td> <td>\$45,490</td> </tr> <tr> <td>2018</td> <td>\$3,420</td> <td>\$39,065</td> <td>\$42,485</td> <td>\$42,485</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p> <hr/> <p style="text-align: center;"><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$6,864	\$42,963	\$49,827	\$49,827	2019	\$3,420	\$42,070	\$45,490	\$45,490	2018	\$3,420	\$39,065	\$42,485	\$42,485
Year	Land	Imprv	Total	Cap Val																	
2020	\$6,864	\$42,963	\$49,827	\$49,827																	
2019	\$3,420	\$42,070	\$45,490	\$45,490																	
2018	\$3,420	\$39,065	\$42,485	\$42,485																	

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/2006</td> <td>6035</td> <td>1827</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/2004</td> <td>5330</td> <td>1213</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/2006	6035	1827	\$100	WD		01/2004	5330	1213	\$100	WD		<b>2020 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374... <hr/> <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
11/2006	6035	1827	\$100	WD															
01/2004	5330	1213	\$100	WD															

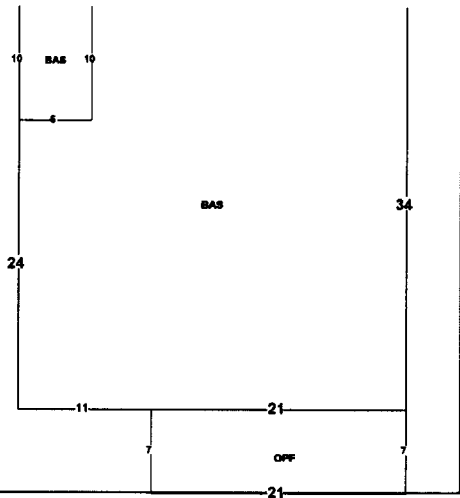
<b>Parcel Information</b> Section Map Id: 22-1S-30-2 Approx. Acreage: 0.2399 Zoned:  HDMU Evacuation & Flood Information <a href="#">Open Report</a>	
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	

**Buildings**

Address: 1102 W HOPE DR, Year Built: 1958, Effective Year: 1958, PA Building ID#: 54967

**Structural Elements**  
 DECOR/MILLWORK-BELOW AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-VINYL SIDING  
 FLOOR COVER-PINE/SOFTWOOD  
 FOUNDATION-WOOD/NO SUB FLR  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABL/HIP COMBO  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1235 Total SF  
 BASE AREA - 1088  
 OPEN PORCH FIN - 147



Images



10/31/19

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01052**, issued the **1st day of June, A.D., 2019** 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 FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827**

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030396100 (0222-42)**

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

**KEITH O COLEMAN SR**

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 Monday** in the month of February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

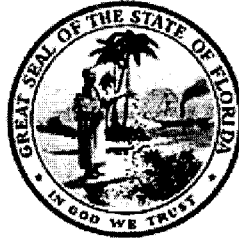
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

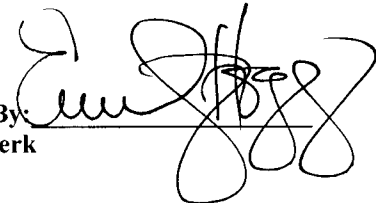
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 030396100 Certificate Number: 001052 of 2019**

**Payor: MEMBERS FIRST CREDIT UNION OF FLORIDA PO BOX 12983 PENSACOLA FL 32591  
 Date 05/26/2021**

Clerk's Check #	286947	Clerk's Total	<del>\$37.05</del> 3,314.66
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,579.37</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,193.42</del>

**\$3,331.66**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 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

**Case # 2019 TD 001052  
 Redeemed Date 05/26/2021**

**Name MEMBERS FIRST CREDIT UNION OF FLORIDA PO BOX 12983 PENSACOLA FL 32591**

Clerk's Total = TAXDEED	\$537.05	# 3314.66
Due Tax Collector = TAXDEED	\$3,579.37	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 030396100 Certificate Number: 001052 of 2019

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="05/26/2021"/>
Months	10	1
Tax Collector	<input type="text" value="\$3,101.63"/>	<input type="text" value="\$3,101.63"/>
Tax Collector Interest	\$465.24	\$46.52
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,579.37	<input type="text" value="\$3,160.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$70.05	\$7.01
Total Clerk	\$537.05	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,193.42	\$3,651.66
	Repayment Overpayment Refund Amount	\$541.76
Book/Page	<input type="text" value="8531"/>	<input type="text" value="510"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8531, Page 510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01052, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 030396100 (0222-42)

### DESCRIPTION OF PROPERTY:

BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374  
FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO  
NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08  
MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E  
26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KEITH O COLEMAN SR

Dated this 26th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 03-0396-100 CERTIFICATE #: 2019-1052

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 4, 2001 to and including November 4, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 5, 2021

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 5, 2021

Tax Account #: **03-0396-100**

1. The Grantee(s) of the last deed(s) of record is/are: **LEROY COLEMAN, JR.**

**By Virtue of Quitclaim Deed recorded 9/16/2021 in OR 8618/1714 copies included of deeds into prior owner on notice - Warranty Deed OR5330/1213 and Corrective Warranty Deed OR 6035/1827**

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. **NONE**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 03-0396-100**

**Assessed Value: \$49,827.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 7, 2022  
**TAX ACCOUNT #:** 03-0396-100  
**CERTIFICATE #:** 2019-1052

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>2020</u> tax year.

**KEITH ORWIN COLEMAN, SR.**  
**1124 W. HOPE DR.**  
**PENSACOLA, FL 32534**

**KEITH ORWIN COLEMAN, SR.**  
**1102 W. HOPE DR.**  
**PENSACOLA, FL 32534**

**LEROY COLEMAN, JR.**  
**1124 W. HOPE DR.**  
**PENSACOLA, FL 32534**

**KEITH O. COLEMAN, SR.**  
**12518 WALKERS DOWN CT.**  
**CHARLOTTE, NC 28273**

**Certified and delivered to Escambia County Tax Collector, this 5<sup>th</sup> day of November, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**

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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 5, 2021**

**Tax Account #:03-0396-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT  
TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W  
LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC  
W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO  
POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827**

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-0396-100(0222-42)**

OR BK 5330 PG 1213  
Escambia County, Florida  
INSTRUMENT 2004-197508

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
01/22/04 ERNIE LEE NABHHA, CLERK

10-28  
11-18

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
3300 North Pace Boulevard  
Pensacola, FL 32505

STATE OF FLORIDA

COUNTY OF ESCAMBIA                      WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, Husband and Wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1124 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:


COMMENCING AT THE FRISCO RAILROAD COMPANY'S WEST RIGHT-OF-WAY ON THE NORTHEAST CORNER OF LOT 4 OF THE SUBDIVISION OF THE SOUTH 1/2 OF GOVERNMENT LOT 5, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 94 AT PAGE 14 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 1374.00 FEET TO THE WEST LINE OF A 20 FOOT ROAD; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 278.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 180.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HOPE DRIVE; THENCE DEFLECT 55 DEGREES 47 MINUTES 20 SECONDS RIGHT AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 87.10 FEET; THENCE DEFLECT 124 DEGREES 12 MINUTES 40 SECONDS RIGHT A DISTANCE OF 171.99 FEET; THENCE DEFLECT RIGHT A DISTANCE OF 21.06 FEET; THENCE DEFLECT 41 DEGREES RIGHT A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING.


SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

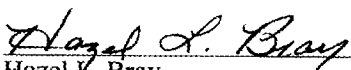
And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21<sup>st</sup> day of January, 2004.

Signed, sealed and delivered  
in the presence of:

  
David L. Dees,  
Witness

  
LeRoy Coleman,  
Grantor

  
Hazel L. Bray,  
Witness

  
Jeanette M. Coleman,  
Grantor

OR BK 5330 PG1214  
Escambia County, Florida  
INSTRUMENT 2004-197508

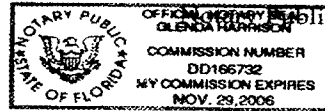
RCD Jan 22, 2004 02:35 pm  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-197508

The foregoing document was acknowledged before me this 21 day of January, 2004,  
by LeRoy Coleman and Jeanette M. Coleman, Husband and Wife, who are personally known to  
me, or who furnished FDL and FDL, respectively, as  
identification, and who did not take an oath.

*Glenda Harrison*  
Glenda Harrison





Recorded in Public Records 11/22/2006 at 02:02 PM OR Book 6035 Page 1827, Instrument #2006117060, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
3300 North Pace Boulevard  
Pensacola, FL 32505

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, husband and wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1102 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:

Commencing at the Frisco Railroad Company's West right of way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94 at Page 14 of the Public Records of Escambia County, Florida; thence go North 90 degrees 00 minutes 00 seconds West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot dirt road; thence go South 00 degrees 00 minutes 00 seconds East a distance of 374.72 feet for the Point of Beginning; thence continue South 00 degrees 00 minutes 00 seconds East a distance of 85 feet to the Northerly right of way line of Hope Drive (66' R/W); thence go South 56 degrees 10 minutes 19 seconds West along the Northerly right of way of Hope Drive (66' R/W) for a distance of 90.93 feet; thence departing said Northerly right of way of Hope Drive (66' R/W) go North 32 degrees 08 minutes 53 seconds West for a distance of 94.96 feet; thence go North 60 degrees 57 minutes 19 seconds East for a distance of 114.11 feet; thence go North 89 degrees 37 minutes 01 seconds East for a distance of 26.30 feet to the Point of Beginning. The above described parcel is situated in Sec. 22, T-1-S, R- 30-W, Escambia County, Florida and containing 0.24 acres.

**This deed is to correct the legal description contained in that certain warranty deed executed on January 21, 2004, and recorded in O. R. Book 5330, at Page 1213 of the Public Records of Escambia County, Florida.**

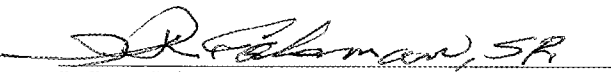
SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

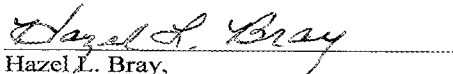
And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18<sup>th</sup> day of November, 2006.

Signed, sealed and delivered  
in the presence of:

  
Edward Bruce Flannigan,  
Witness

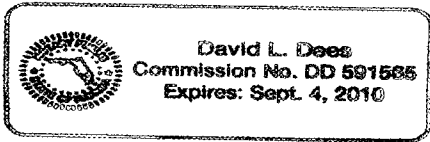
  
LeRoy Coleman,  
Grantor

  
Hazel L. Bray,  
Witness

  
Jeanette M. Coleman,  
Grantor

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 18<sup>th</sup> day of November, 2006, by LeRoy Coleman and Jeanette M. Coleman, husband and wife, both of whom are personally known to me, and who did not take an oath.



David L. Dees  
David L. Dees, Notary Public

ACKNOWLEDGMENT

COMES NOW Grantee, Keith Orvin Coleman, Sr., and acknowledges that the legal description contained in that certain warranty deed executed on January 21, 2004, and recorded in O. R. Book 5330, at Page 1213 of the Public Records of Escambia County, Florida, was erroneous and further acknowledges that the legal description contained in this corrective warranty deed accurately depicts the parcel of real property conveyed to him by the Grantors.

Dated this 22 day of November, 2006.

Keith O. Coleman Sr.  
Keith Orvin Coleman, Sr., Grantee

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 22 day of November, 2006, by Keith Orvin Coleman, Sr., who is personally known to me, and who did not take an oath.



David L. Dees  
David L. Dees, Notary Public

Recorded in Public Records 9/16/2021 2:22 PM OR Book 8618 Page 1714,  
Instrument #2021102121, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$0.70

# Quitclaim Deed

RECORDING REQUESTED BY LeRoy Coleman Jr.  
AND WHEN RECORDED MAIL TO:

LeRoy Coleman Jr., Grantee(s)  
1124 W. Hope Dr.  
Pensacola, FL 32534

Consideration: \$ No Consideration

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ certifies herein that he or she has prepared  
this Deed.

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Date of Preparation

\_\_\_\_\_  
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on 9-16-2021 in the County of  
Escambia, State of Florida

by Grantor(s), Keith Coleman Sr,  
whose post office address is 12518 Walkers Down Ct Charlotte NC 28273,  
to Grantee(s), LeRoy Coleman Jr.,  
whose post office address is 1124 W. Hope Dr. Pensacola, FL 32534,

**WITNESSETH**, that the said Grantor(s), Keith Coleman Sr,  
for good consideration and for the sum of Zero Dollars  
(\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

\* See attached

BK: 8618 PG: 1715

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Keith O. Coleman Sr  
Signature of Grantor

Keith O. Coleman Sr  
Signature of Second Grantor (if applicable)

Keith O. Coleman Sr  
Print Name of Grantor

Keith O. Coleman Sr  
Print Name of Second Grantor (if applicable)

[Signature]  
Signature of First Witness to Grantor(s)

[Signature]  
Signature of Second Witness to Grantor(s)

Ashley Danner  
Print Name of First Witness to Grantor(s)

Anthony Styron  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Leroy Coleman Jr  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

Leroy Coleman Jr.  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

BK: 8618 PG: 1716

**NOTARY ACKNOWLEDGMENT**

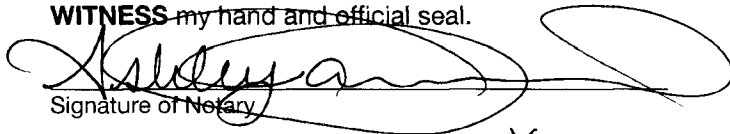
State of Florida

County of Escambia

On 9/16/2021, before me, Ashley Danner, a notary public in and for said state, personally appeared, Keith Orvin Coleman \*Physically Present

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

  
Signature of Notary



Ashley Danner  
Comm. #HH075772  
Expires: Dec. 29, 2024  
Bonded Thru Aaron Notary

Affiant Known \_\_\_\_\_ Produced ID X

Type of ID NC DL

(Seal)

Recorded in Public Records 11/22/2006 at 02:02 PM OR Book 6035 Page 1827, Instrument #2006117060, Ernie Lee Magaha Clark of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
3300 North Pace Boulevard  
Pensacola, FL 32505

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, husband and wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1102 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:

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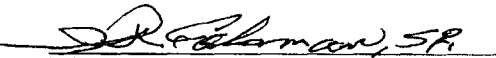
SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

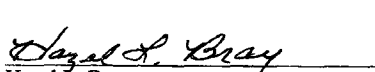
And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18<sup>th</sup> day of November, 2006.

Signed, sealed and delivered in the presence of:

  
Edward Bruce Flannigan,  
Witness

  
LeRoy Coleman,  
Grantor

  
Hazel L. Bray,  
Witness

  
Jeanette M. Coleman,  
Grantor