



# 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

0521.28

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	KEYS TAX FUNDING LLC - 19 US BANK % KEYS TAX FUNDING LLC PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	MCELVEEN HEATHER L & MCDONALD RONALD H 7296 FRANK REEDER RD PENSACOLA, FL 32526 7296 FRANK REEDER RD 10-2389-820  BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E (Full legal attached.)	Certificate #	2019 / 5453
		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)
# 2019/5453	06/01/2019	1,290.09	64.50	1,354.59
<b>→Part 2: Total*</b>				<b>1,354.59</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)
# 2020/5836	06/01/2020	1,295.20	6.25	64.76	1,366.21
<b>Part 3: Total*</b>					<b>1,366.21</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)	2,720.80
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,213.73
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>4,309.53</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: *Shirley Rich, CFCA* Escambia, Florida  
 Signature, Tax Collector or Designee Date May 5th, 2021

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.	55,849.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**PLUS \$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 NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100387

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS TAX FUNDING LLC - 19 US BANK % KEYS TAX FUNDING LLC  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
10-2389-820	2019/5453	06-01-2019	BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41

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  
KEYS TAX FUNDING LLC - 19 US BANK % KEYS TAX  
FUNDING LLC  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-22-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 0115321000018004 <b>Account:</b> 102389820 <b>Owners:</b> MCELVEEN HEATHER L & MCDONALD RONALD H <b>Mail:</b> 7296 FRANK REEDER RD PENSACOLA, FL 32526 <b>Situs:</b> 7296 FRANK REEDER RD 32526 <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>\$58,520</td> <td>\$89,577</td> <td>\$148,097</td> <td>\$116,437</td> </tr> <tr> <td>2019</td> <td>\$46,645</td> <td>\$83,681</td> <td>\$130,326</td> <td>\$113,820</td> </tr> <tr> <td>2018</td> <td>\$46,645</td> <td>\$78,757</td> <td>\$125,402</td> <td>\$111,698</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$58,520	\$89,577	\$148,097	\$116,437	2019	\$46,645	\$83,681	\$130,326	\$113,820	2018	\$46,645	\$78,757	\$125,402	\$111,698
Year	Land	Imprv	Total	Cap Val																	
2020	\$58,520	\$89,577	\$148,097	\$116,437																	
2019	\$46,645	\$83,681	\$130,326	\$113,820																	
2018	\$46,645	\$78,757	\$125,402	\$111,698																	

<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>08/20/2012</td> <td>6897</td> <td>41</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>02/11/2010</td> <td>6581</td> <td>316</td> <td>\$50,500</td> <td>WD</td> <td></td> </tr> <tr> <td>11/30/2009</td> <td>6546</td> <td>1113</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>01/2006</td> <td>5839</td> <td>1425</td> <td>\$256,500</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)	08/20/2012	6897	41	\$100	QC		02/11/2010	6581	316	\$50,500	WD		11/30/2009	6546	1113	\$100	CT		01/2006	5839	1425	\$256,500	WD		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION <hr/> <b>Legal Description</b> BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892... <hr/> <b>Extra Features</b> FRAME BUILDING FRAME GARAGE METAL BUILDING
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
08/20/2012	6897	41	\$100	QC																											
02/11/2010	6581	316	\$50,500	WD																											
11/30/2009	6546	1113	\$100	CT																											
01/2006	5839	1425	\$256,500	WD																											

**Parcel Information**

**Section Map Id:** 01-15-32

**Approx. Acreage:** 4.1831

**Zoned:** CONSULT ZONING AUTHORITY

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

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

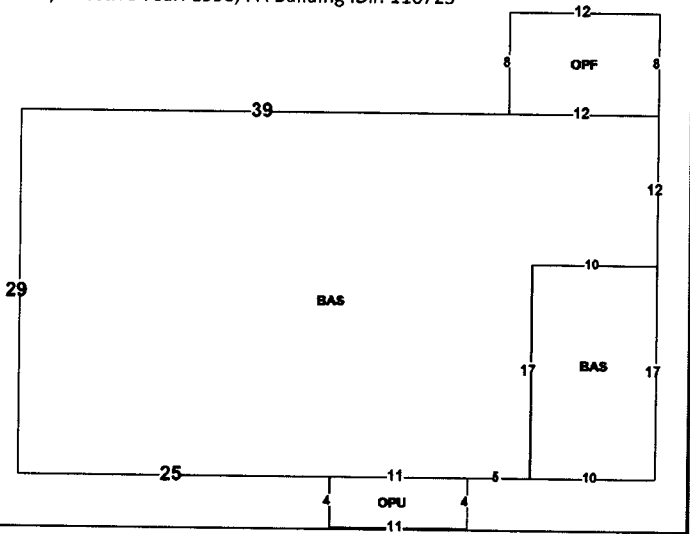
**Launch Interactive Map**

Buildings

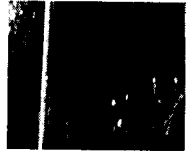
Address: 7296 FRANK REEDER RD, Year Built: 1961, Effective Year: 1990, PA Building ID#: 116723

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-HARDWOOD/PARQUET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

**Areas - 1619 Total SF**  
BASE AREA - 1479  
OPEN PORCH FIN - 96  
OPEN PORCH UNF - 44



Images



9/16/19



9/16/19

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.

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 102389820 Certificate Number: 005453 of 2019**

**Payor: HEATHER L MCELVEEN 7296 FRANK REEDER RD PENSACOLA, FL 32526 Date**  
**06/07/2021**

Clerk's Check #	1	Clerk's Total	<del>\$558.07</del> 4606.08
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,156.14</del>
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,791.21</del>

**\$4623.08**

**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>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 JUVENILE  
 MENTAL HEALTH  
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 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 005453**

**Redeemed Date 06/07/2021**

**Name HEATHER L MCELVEEN 7296 FRANK REEDER RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$558.07	4606.08
Due Tax Collector = TAXDEED	\$5,156.14	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

Account: 102389820 Certificate Number: 005453 of 2019

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/02/2022"/>	Redemption Date <input type="text" value="06/07/2021"/>
Months	13	2
Tax Collector	<input type="text" value="\$4,309.53"/>	<input type="text" value="\$4,309.53"/>
Tax Collector Interest	\$840.36	\$129.29
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	\$5,156.14	<input type="text" value="\$4,445.07"/> 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	\$91.07	\$14.01
<b>Total Clerk</b>	\$558.07	<input type="text" value="\$481.01"/> 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"/>
<b>Total Redemption Amount</b>	\$5,791.21	\$4,943.08
	Repayment Overpayment Refund Amount	\$848.13
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1205"/>



## 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 8537, Page 1205, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05453, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 102389820 (0522-28)

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT  
N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41**

**SECTION 01, TOWNSHIP 1 S, RANGE 32 W**

NAME IN WHICH ASSESSED: HEATHER L MCELVEEN and RONALD H MCDONALD

Dated this 7th day of June 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021057283 5/25/2021 10:53 AM  
OFF REC BK: 8537 PG: 1205 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 05453**, 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 NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41**

**SECTION 01, TOWNSHIP 1 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 102389820 (0522-28)**

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

**HEATHER L MCELVEEN and RONALD H MCDONALD**

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 May, which is the **2nd day of May 2022**.

Dated this 25th 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



**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 #: 10-2389-820 CERTIFICATE #: 2019-5453

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: February 7, 2002 to and including February 7, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: February 25, 2022

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

February 25, 2022

Tax Account #: **10-2389-820**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD H MCDONALD AND HEATHER L MCELVEEN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**By Virtue of Special Warranty Deed recorded 4/16/2010 in OR 6581/316 and Quit Claim Deed recorded 8/20/2012 in OR 6897/41**

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 #: 10-2389-820**

**Assessed Value: \$116,437.00**

**Exemptions: HOMESTEAD**

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:** \_\_\_\_\_ **MAY 2, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **10-2389-820**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-5453**

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Homestead for <u>2020</u> tax year.                    |

**HEATHER L MCELVEEN AND**  
**RONALD H MCDONALD**  
**7296 FRANK REEDER RD**  
**PENSACOLA, FL 32526**

**RONALD H MCDONALD**  
**PO BOX 10341**  
**PENSACOLA, FL 32524**

Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of February, 2022.

**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**

**February 25, 2022**

**Tax Account #:10-2389-820**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N  
387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41**

**SECTION 01, TOWNSHIP 1 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-2389-820(0522-28)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. TAX ROLL ALSO SHOWS A ROAD RIGHT OF WAY FOR  
SPICEWOOD ROAD BUT NO LESS OUT FOR SPICEWOOD ROAD IS INCLUDED IN THE LEGAL**

Recorded in Public Records 04/16/2010 at 11:20 AM OR Book 6581 Page 316,  
Instrument #2010023880, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$353.50

*09-6600*  
**Please Return To**  
**Shepard & Lester, P.A.**  
**100 NW 70th Ave.**  
**Plantation, FL 33317**

Prepared By:  
Shakira Robert  
Buyer's Title, Inc.  
100 NW 70th Avenue  
Plantation, FL 33317  
incidental to the issuance of a title insurance policy.  
File Number: 09-6600  
Parcel ID #: 011S32-1000-018-004  
7296 Frank Reeder Rd, Pensacola, Florida 32526

**SPECIAL WARRANTY DEED  
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated February 11, 2010 by U.S. Bank National Association, as Trustee, by Residential Funding Company, LLC, as Attorney-in-Fact whose post office address is: 2711 N. Haskell Ave., Suite 900, Dallas, TX 75204 hereinafter called the GRANTOR, to Ronald H. McDonald and Heather L. McElveen, whose post office address is: 7296 Frank Reeder Rd, Pensacola, Florida 32526 hereinafter called the GRANTEE:

(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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

**Parcel A:**

**Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 1 South, Range 32 West, Escambia County, Florida; thence West 20.00 feet; thence South 20.00 feet to the POINT OF BEGINNING; thence South 1280.00 feet; thence West 310.00 feet; thence North 387.19 feet; thence East 200.00 feet; thence North 892.81 feet; thence East 110.00 feet to the POINT OF BEGINNING.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 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 covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: **Justin S. Jung**

U.S. Bank National Association, as Trustee  
By: [Signature] as PMA Jo  
of Residential Funding Company, LLC, as Attorney-in-Fact

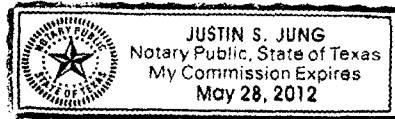
Signature: [Signature]  
Print Name: Scott Buskirk

State of Texas  
County of Dallas

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on February 11, 2010 by: Jamey Davis as PMA Jo of Residential Funding Company, LLC, as Attorney-in-Fact for U.S. Bank National Association, as Trustee on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: [Signature]  
Print Name:



SWD - : 7296 Frank Reeder Rd, Pensacola, Florida 32526



**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia COUNTY DOES NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS THAT HAVE NOT BEEN BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Escambia County Code of Ordinances Chapter 1-29.2, 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 by the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Frank Reeder Rd

Legal Address of Property: 7296 Frank Reeder Rd, Pensacola, FL 32526

The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

As to the Seller(s):

Signed sealed and delivered in our presence:

Witness Name: Justin S. Jung

Witness Name: Scott Burkirk

U.S. Bank National Association, as Trustee

By: Jamoy Davis as PMAJO  
of Residential Funding Company, LLC, as Attorney-in-Fa

As to the Buyer(s):

Signed sealed and delivered in our presence:

Witness Name: Julie Floyd

Witness Name: Charles W. Griffin

Ronald H. McDonald (Se)  
Ronald H. McDonald

Heather L. McElveen (Se)  
Heather L. McElveen

This form completed by: Buyer's Title, Inc.  
100 NW 70 Avenue  
Plantation, FL 33317  
File No. 09-6600

**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

**ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia COUNTY DOES NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS THAT HAVE NOT BEEN BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Escambia County Code of Ordinances Chapter 1-29.2, 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 by the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement.**

**Name of Roadway: Frank Reeder Rd**

**Legal Address of Property: 7296 Frank Reeder Rd, Pensacola, FL 32526**

**The County (  ) has accepted (  ) has not accepted the abutting roadway for maintenance.**

As to the Seller(s):

Signed sealed and delivered in our presence:

Witness Name: Justin S. Jung

Witness Name: Scott Buskirk

U.S. Bank National Association, as Trustee

By: Jamoy Davis as P.M.A.J.D.  
of Residential Funding Company, LLC, as Attorney-in-Fa

As to the Buyer(s):

Signed sealed and delivered in our presence:

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

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

\_\_\_\_\_  
Ronald H. McDonald (Se

\_\_\_\_\_  
Heather L. McElveen (Se

This form completed by: Buyer's Title, Inc.  
100 NW 70 Avenue  
Plantation, FL 33317  
File No. 09-6600

Recorded in Public Records 08/20/2012 at 12:33 PM OR Book 6897 Page 41, Instrument #2012063901, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:

Ronald McDonald

P.O. Box 10341, Pensacola, FL 32524

Space above this line for recording data

### Quit Claim Deed

**This Quit Claim Deed, Executed the 20<sup>th</sup> day of August, 2012,**

**by Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father / Daughter) whose post office address is P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road, Pensacola, FL 32524, first party.**

**TO Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father/Daughter) As Joint Tenants With Rights Of Survivorship, whose post office address is P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road, Pensacola, FL 32524 second party.** *(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)*

**Witnesseth**, That the first party, for and in consideration of the sum of \$ 1.00 (One Dollars) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 011S32-1000-018-004

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1280.00 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET; THENCE EAST 200.00 FEET; THENCE NORTH 892.81 FEET; THENCE EAST 110.00 FEET TO THE POINT OF BEGINNING. OR 6581 P 316

**ALSO**

PARCEL ID# 011S32-1000-011-004

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET; THENCE SOUTH 1280 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 644.83 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 248.00 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 892.81 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. OR 6579 P 644

**Subject to all Rights, Reservations, Restrictions, Agreements and Easement of record if any.**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

**IN Witness Whereof**, the said first party has signed and sealed these presents the day and year first written.

**Signed, sealed and delivered in the presence of:**

[Signature]  
Witness Signature (as to Grantor)  
JOHN ENGLISH  
Printed Name

[Signature]  
Grantor Signature Ronald H. McDonald

[Signature]  
Witness Signature (as to Grantor)  
LISA ENGLISH  
Printed Name

P.O. Box 10341, Pensacola, FL 32524  
Post Office Address

[Signature]  
 Witness Signature (as to Grantor)  
 Printed Name RONALD H. ENGLISH

[Signature]  
 Grantor Signature Heather L. McElveen

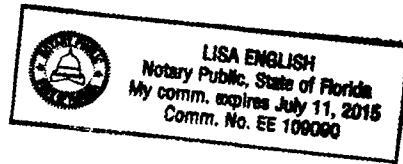
[Signature]  
 Witness Signature (as to Grantor)  
 Printed Name LISA ENGLISH

7296 Frand Reeder Road, Pensacola, FL 32526  
 Post Office Address

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

The Foregoing Instrument Was Acknowledged Before Me this August 20, 2012  
 by Ronald H. McDonald and Heather L. McElveen Who Is Personally Known to Me or Who Has Produced  
Florida Drivers Licenses as Identification.

[Signature]  
 Notary Signature



(SEA)