

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jun 19, 2014 / 140550

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10307.0000** , issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 13-4190-000**

**Certificate Holder:**

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS  
LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**

DUNCAN OPHELIA 1/2 INT DUNCAN ARMINIQUE 1/2 INT  
213 E HERNANDEZ ST  
PENSACOLA , FLORIDA 32503

**Legal Description:**

LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	10307.0000	06/01/12	\$593.48	\$0.00	\$200.92	\$794.40

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	8576.0000	06/01/14	\$562.62	\$6.25	\$28.13	\$597.00
2013	9400.0000	06/01/13	\$568.14	\$6.25	\$72.32	\$646.71
2011	10862.0000	06/01/11	\$234.57	\$6.25	\$130.19	\$371.01

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(   %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,409.12
\$0.00
\$250.00
\$75.00
\$2,734.12
\$2,734.12
\$6.25

\*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Dinda McArthur*

Date of Sale: March 2, 2015

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK AS CUST FOR MOONSTONE LIEN  
INVESTMENTS LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
10307.0000	13-4190-000	06/01/2012	LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80

### **2013 TAX ROLL**

DUNCAN OPHELIA 1/2 INT DUNCAN  
ARMINIQUE 1/2 INT  
213 E HERNANDEZ ST  
PENSACOLA , Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

Date

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11767

December 5, 2014

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-05-1994, through 12-05-2014, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Ophelia Duncan and Arminique Duncan

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

December 5, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11767

December 5, 2014

**Lot 14, Block 128, East King Tract, City of Pensacola, Escambia County, Florida,  
according to map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11767

December 5, 2014

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Improvement Liens filed by City of Pensacola recorded in O.R. Book 7234, page 22; O.R. Book 7094, page 1311; O.R. Book 7146, page 1027; and O.R. Book 7198, page 1262.
2. Lien filed by Edmund W. Holt, Attorney recorded in O.R. Book 6774, page 1868.
3. Taxes for the year 2010-2013 delinquent. The assessed value is \$27,308.00. Tax ID 13-4190-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2015

TAX ACCOUNT NO.: 13-4190-000

CERTIFICATE NO.: 2012\_10307

In compliance with Section 197.256, 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

X        Notify City of Pensacola, P.O. Box 12910, 32521

       X Notify Escambia County, 190 Governmental Center, 32502

       X Homestead for        tax year.

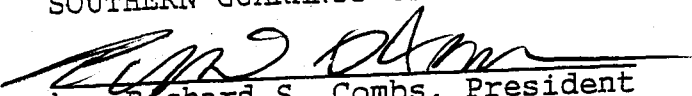
Ophelia Duncan  
213 E. Hernandez St.  
Pensacola, FL 32503

Arminique Duncan  
7945 Los Robles Court  
Jacksonville, FL 32256

Edmund W. Holt, Atty.  
1017 N. 12th Ave.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 5th day of December, 2014.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

IN THE CIRCUIT COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

Probate Division

IN RE: Estate of Billy Jean Duncan,  
Deceased.

Arminique Duncan,  
Petitioner,

vs.

Ophelia Duncan, as Personal Representative,  
Respondent.

CASE NO.: 2010 CP 000087  
DIVISION: "C"

2012 JUL 18 P 2:33  
PROBATE DIVISION  
FILED & RECORDED  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY FL

**ORDER DETERMINING HOMESTEAD STATUS  
OF REAL PROPERTY**

THIS COURT, having considered the Petition of Arminique Duncan, as an adult daughter and beneficiary of the above referenced Estate, for an *Order Determining Homestead Status of Real Property*, finds that all interested persons have joined in the Petition, been served proper notice of this Petition by Formal Notice, have waived notice thereof, or have consented to the entry of such Order by filing Consents with this Court, and further finds as follows:

- a. The Decedent died, testate, on December 28, 2009, and was domiciled in Escambia County, Florida, at the time of his death;
- b. The Decedent was survived by his adult children and lineal descendants;
- c. At the time of death, the Decedent resided on and owned an interest in the real property located inside a municipality at 213 E. Hernandez Street, Pensacola, Florida 32503, as described in the Petition; therefore, it is,

ORDERED AND ADJUDGED that the property described as follows:

Lot 14, Block 128, East King Tract, City of Pensacola, according to map of said City copyrighted by Thomas C. Watson in 1906;  
Property Reference #000S009020014128.

constituted the homestead of the Decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Decedent's right, title, and interest to the above-described homestead real property and the constitutional exemption from the claims of Decedent's creditors, if any, has inured to his heirs who are identified as follows:

Ophelia Duncan  
213 E. Hernandez Street  
Pensacola, FL 32503  
Adult Daughter  
One-half (½) undivided  
interest as tenant in common

Arminique Duncan  
7945 Los Robles Court  
Jacksonville, FL 32256  
Adult Daughter  
One-half (½) undivided  
interest as tenant in common

ADJUDGED FURTHER that the Personal Representative is authorized and directed to surrender to the persons named above all or any part of the above-described property which may be in the possession or control of the Personal Representative and that the Personal Representative shall have no further responsibility with respect to it.

ORDERED on this 18<sup>th</sup> day of July, 2012.

  
CIRCUIT JUDGE

(17) Copies furnished to:  
Edmund W. Holt, Attorney for Arminique Duncan  
John H. Adams, Attorney for Personal Representative  
John Glassman, Esq., Guardian Ad Litem for minor children  
Pen Air Federal Credit Union, Creditor  
Jefferson Capital Systems, LLC, Creditor  
US Small Business Administration, Creditor



This instrument was prepared by:  
Edmund W. Holt, Attorney at Law  
1017 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501-3306

**NOTICE OF IMPOSITION  
OF EQUITABLE LIEN**

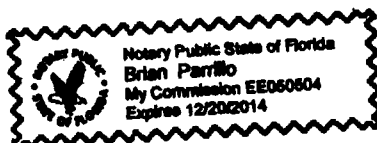
The undersigned, **Arminique Duncan**, hereby files this Notice of Imposition of Equitable Lien, as obligor, in favor of **Edmund W. Holt**, Attorney at Law, as obligee, whose address is 1017 N. 12<sup>th</sup> Avenue, Pensacola, FL 32501, on real property located at 213 East Hernandez Street, Pensacola, FL 32503 and states as follows:

1. She is a daughter and beneficiary of the Estate of Billy Jean Duncan, Deceased, under Case No. 2010-CP-87 in the Circuit Court in and for Escambia County, Florida, of which her sister Ophelia Duncan is Personal Representative.

2. She has retained Edmund W. Holt, Attorney, who has undertaken legal representation to represent her individually and as beneficiary of the Estate of Billy Jean Duncan, Deceased, under Case No. 2010-CP-87 in the Circuit Court in and for Escambia County, Florida, and to recover interest and/or title into her of that certain real property belonging to the Decedent and located at 213 E. Hernandez Street, Pensacola, Florida, referred to hereafter as the 'subject property,' which is identified and further described as follows:

Lot 14, Block 128, East King Tract, City of Pensacola according  
to map of said City copyrighted by Thomas C. Watson in 1906, in  
Escambia County, Florida.

3. She hereby imposes and encumbers said subject property with this equitable lien which shall lie as to her right, title, and interest, consisting of an undivided one-half (½) of the subject property in order to secure payment of all reasonable legal fees and costs and expenses incurred and to be incurred by Edmund W. Holt through such professional representation; the amount of said fees and costs shall be the greater of those fees awarded by a Court of competent jurisdiction or of the time incurred and services rendered as evidenced by an affidavit of time and services at his regular hourly rates. Said lien shall not lie as against any right, title, or interest of Ophelia Duncan in the remaining undivided one-half (½) of the subject property.



Page 1

A handwritten signature in dark ink, appearing to read 'Arminique Duncan'.

A handwritten signature in dark ink, appearing to read 'Arminique Duncan'.

4. This equitable lien shall remain in full force and effect until the sums owing to Edmund W. Holt, his assigns or representatives, are paid in full, either upon sale, partition, foreclosure, or transfer of the subject property, if not paid sooner, at which time a proper Satisfaction of Equitable Lien shall be recorded at the undersigned's own expense.

Dated this 16<sup>th</sup> day of September, 2011.

Signed in the presence of:

Brian

Brian Parrillo  
(Print or Type Name)

Concetta

Concetta Schling  
(Print of Type Name)

Arminique Duncan  
Arminique Duncan

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2011, by Arminique Duncan, who ( ) is personally known to me or (X) produced Florida Drivers license as identification.

Brian  
Notary Public

Brian Parrillo  
(Type or print name)  
State of Florida at Large

-Notary Seal-



Arminique Duncan

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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:

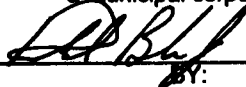
DUNCAN, OPHELIA & ARMINIQUE  
213 E Hernandez St

Lt 14 Blk 128 East King Tract

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 14th day of July, 2014. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 19th day of September, 2014.

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
RICHARD BARKER JR.  
INTERIM CITY ADMINISTRATOR

TESTE

CITY CLERK

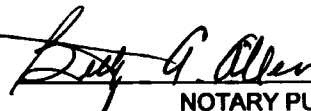
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of September, 2014, by Richard Barker Jr., Interim City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.





NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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

DUNCAN, OPHELIA ET AL  
213 E Hernandez St

Lt 14 Blk 128 East King Tract

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 5th day of August, 2013. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of October, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille  
BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR

ATTEST

Heather R. Burnett

CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of October, 2013, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. She is personally known to me and did/did not take an oath.



Betty A. Allen  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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

DUNCAN, OPHELIA ET AL  
213 E Hernandez St

Lt 14 Blk 128 East King Tract

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 18th day of December, 20 13. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 28th day of February, 20 14.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille  
BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR

ATTEST

Richard L. Burnett

CITY CLERK

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 13<sup>th</sup> day of  
March, 2014 by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~ did  
not take an oath.



Betty A. Allen  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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

DUNCAN, OPHELIA ET AL  
213 E Hernandez St

Lt 14 Blk 128 East King Tract

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 1st day of May, 20 14. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 11th day of July, 20 14.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille  
BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR

ATTEST:

Shirley A. Bennett

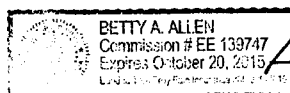
CITY CLERK

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 16<sup>th</sup> day of  
July, 2014, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~  
not take an oath.



Betty A. Allen  
NOTARY PUBLIC

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 10307 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 29, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

OPHELIA DUNCAN 1/2 INT 213 E HERNANDEZ ST PENSACOLA, FL 32503	ARMINIQUE DUNCAN 1/2 INT 213 E HERNANDEZ ST PENSACOLA, FL 32503
ARMINIQUE DUNCAN 7945 LOS ROBLES COURT JACKSONVILLE FL 32256	EDMUND W HOLT ATTY 1017 N 12TH AVE PENSACOLA FL 32501
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 29th day of January 2015.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 2, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS** holder of **Tax Certificate No. 10307**, issued the **1st day of June, A.D., 2012** 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:

**LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 134190000 (15-239)**

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

**OPHELIA DUNCAN 1/2 INT and ARMINIQUE DUNCAN 1/2 INT**

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 March, which is the **2nd day of March 2015**.

Dated this 29th day of January 2015.

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



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### Post Property:

213 E HERNANDEZ ST 32503



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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NOTICE IS HEREBY GIVEN, That **US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS** holder of **Tax Certificate No. 10307**, issued the **1st day of June, A.D., 2012** 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:

**LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 134190000 (15-239)**

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

**OPHELIA DUNCAN 1/2 INT and ARMINIQUE DUNCAN 1/2 INT**

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 March, which is the **2nd day of March 2015**.

Dated this 29th day of January 2015.


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.

### Personal Services:

**OPHELIA DUNCAN 1/2 INT**  
**213 E HERNANDEZ ST**  
**PENSACOLA, FL 32503**

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



By:   
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 2, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

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Dated this 29th day of January 2015.

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### Personal Services:

**ARMINIQUE DUNCAN 1/2 INT**  
**213 E HERNANDEZ ST**  
**PENSACOLA, FL 32503**

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



By:  
Emily Hogg  
Deputy Clerk

**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON-ENFORCEABLE RETURN OF SERVICE**

15-239

**Document Number:** ECSO15CIV004475NON

**Agency Number:** 15-004280

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10307, 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: OPHELIA DUNCAN 1/2 INT AND ARMINIQUE DUNCAN 1/2 INT

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/29/2015 at 9:31 AM and served same at 2:37 PM on 1/30/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 919  
K. LUCAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 2, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS** holder of **Tax Certificate No. 10307**, issued the **1st day of June, A.D., 2012** 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:

**LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 134190000 (15-239)**

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

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Dated this 29th day of January 2015.

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.

**Post Property:**

**213 E HERNANDEZ ST 32503**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-239

**Document Number:** ECSO15CIV004517NON

**Agency Number:** 15-004340

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10307 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: OPHELIA DUNCAN 1/2 INT AND ARMINIQUE DUNCAN 1/2 INT  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

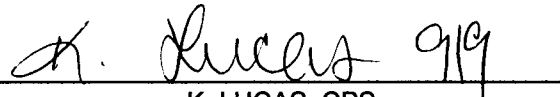
Non-Executed

Received this Writ on 1/29/2015 at 9:33 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for OPHELIA DUNCAN 1/2 INT , Writ was returned to court UNEXECUTED on 1/30/2015 for the following reason:

213 EAST HERNANDEZ STREET IS A VACANT HOUSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

 9/9

K. LUCAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 2, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS** holder of **Tax Certificate No. 10307**, issued the **1st day of June, A.D., 2012** 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:

**LT 14 BLK 128 EAST KING TRACT CASE 87-839 CP-03 OR 6556 P 1531 CA 80**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 134190000 (15-239)**

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Dated this 29th day of January 2015.

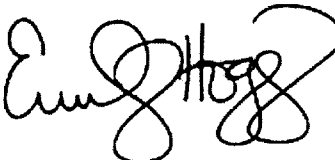
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**OPHELIA DUNCAN 1/2 INT  
213 E HERNANDEZ ST  
PENSACOLA, FL 32503**

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



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
CLERK OF CIRCUIT COURT  
OFFICE

2015 JAN 29 A 9:33

RECEIVED

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 2, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

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### Personal Services:

**OPHELIA DUNCAN 1/2 INT**  
**213 E HERNANDEZ ST**  
**PENSACOLA, FL 32503**

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



By:  
Emily Hogg  
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-239

**Document Number:** ECSO15CIV004519NON

**Agency Number:** 15-004341

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10307 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: OPHELIA DUNCAN 1/2 INT AND ARMINIQUE DUNCAN 1/2 INT  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/29/2015 at 9:33 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ARMINIQUE DUNCAN 1/2 INT , Writ was returned to court UNEXECUTED on 1/30/2015 for the following reason:

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DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 919  
K. LUCAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

**WARNING**

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**Personal Services:**

**ARMINIQUE DUNCAN 1/2 INT**  
**213 E HERNANDEZ ST**  
**PENSACOLA, FL 32503**

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



By:  
 Emily Hogg  
 Deputy Clerk

ESCAMBIA COUNTY, FL.  
 CLERK OF THE CIRCUIT COURT  
 SUPERIOR COURT OFFICE  
 1100 GULF BLDG UNIT 1100

2015 JAN 29 A 9:33

**RECEIVED**

## WARNING

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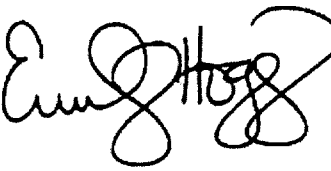
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### Personal Services:

**ARMINIQUE DUNCAN 1/2 INT**  
213 E HERNANDEZ ST  
PENSACOLA, FL 32503

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 JAN 2 2015  
 PENSACOLA, FL DOWNTOWN  
 32502-9998

Sent To  
 Street, A or PO B  
 City, Sta  
 PS Form

CITY OF PENSACOLA [15-239]  
 TREASURY DIVISION  
 P O BOX 12910  
 PENSACOLA FL 32521

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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 For delivery information visit our website at [www.usps.com](http://www.usps.com)

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 32502-9998

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 Street, A or PO B  
 City, Sta  
 PS Form

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 213 E HERNANDEZ ST  
 PENSACOLA, FL 32503

U.S. Postal Service  
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 JAN 2 2015  
 PENSACOLA, FL DOWNTOWN  
 32502-9998

Sent To  
 Street, A or PO B  
 City, Sta  
 PS Form

ARMINIQUE DUNCAN [15-239]  
 7945 LOS ROBLES COURT  
 JACKSONVILLE FL 32256

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 JAN 2 2015  
 PENSACOLA, FL DOWNTOWN  
 32502-9998

Sent To  
 Street, A or PO B  
 City, Sta  
 PS Form

EDMUND W HOLT ATTY [15-239]  
 1017 N 12TH AVE  
 PENSACOLA FL 32501

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here  
 JAN 2 2015  
 PENSACOLA, FL DOWNTOWN  
 32502-9998

Sent To  
 Street, A or PO B  
 City, Sta  
 PS Form

OPHELIA DUNCAN 1/2 INT [15-239]  
 213 E HERNANDEZ ST  
 PENSACOLA, FL 32503

12/10307

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EDMUND W HOLT ATTY [15-239]  
1017 N 12TH AVE  
PENSACOLA FL 32501

2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 6158

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/3

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF PENSACOLA [15-239]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 6165

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Dustin L. Griffin

C. Date of Delivery

JAN 30 2015

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



7008 1830 0000 0238 6134

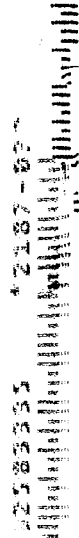
neopost  
01/29/2015  
**US POSTAGE**  
**\$06.48**  
FIRST-CLASS MAIL  
ZIP 32502  
041L11221084

*6/2, 1/31/15*

ARMINIQUE DUNCAN 1/2 INT [15-239]  
213 E HERNANDEZ ST  
PENSACOLA, FL 32503

322 DE 1009 0002/04/15

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD



3250205833  
325034556 0020

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



7008 1830 0000 0238 6141

neopost  
01/29/2015  
**US POSTAGE**  
**\$06.48**  
FIRST-CLASS MAIL  
ZIP 32502  
041L11221084

*Un*

ARMINIQUE DUNCAN [15-239]  
7945 LOS ROBLES COURT  
JACKSONVILLE FL 32256

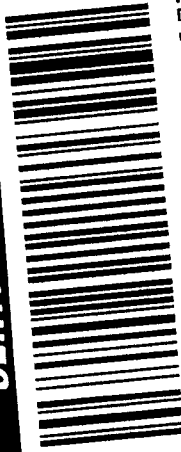
322 FE 1009 0002/06/15

RETURN TO SENDER  
DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

2502583335 \*2187-03082-29-42  
3225583333 05833

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL<sup>®</sup>**



7008 1830 0000 0238 6127

FIRST-CLASS MAIL

neopost

01/29/2015

**US POSTAGE**

**\$06.48<sup>0</sup>**

ZIP 32502  
041L11221084



*4/2 1/2 1/5*

OPHELIA DUNCAN 1/2 INT [15-239]

213 E HI

NIXIE

PENSAC

322 DE 1009

0002/04/15

RETURN TO SENDER

UNABLE TO FORWARD

2187-03081-29-42

SC 325020535

325020535 CC

12/10307

**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: 134190000 Certificate Number: 010307 of 2012**

**Payor: ARMINIQUE DUNCAN 7517 LILLIE LANE PENSACOLA FL 32526      Date 02/25/2015**

Clerk's Check #                      5500779845  
Tax Collector Check #            1

Clerk's Total                      \$534.59  
Tax Collector's Total            \$3,109.48  
Postage                              \$32.45  
Researcher Copies              \$8.00  
Total Received                  \$3,684.52

**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  
 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 # 2012 TD 010307  
 Redeemed Date 02/25/2015**

**Name ARMINIQUE DUNCAN 7517 LILLIE LANE PENSACOLA FL 32526**

Clerk's Total = TAXDEED	\$534.59
Due Tax Collector = TAXDEED	\$3,109.48
Postage = TD2	\$32.45
ResearcherCopies = TD6	\$8.00

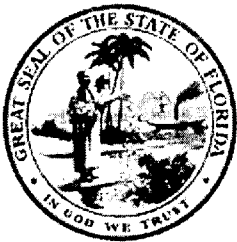
• For Office Use Only

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

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**  
Account: 134190000 Certificate Number: 010307 of 2012

Redemption Yes ▾ Application Date 06/19/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/02/2015	Redemption Date 02/25/2015
Months	9	8
Tax Collector	\$2,734.12	\$2,734.12
Tax Collector Interest	\$369.11	\$328.09
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,109.48	\$3,068.46 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$63.59	\$56.52
Total Clerk	\$534.59	\$527.52 CH
Postage	\$32.45	\$32.45
Researcher Copies	\$8.00	\$8.00
Total Redemption Amount	\$3,684.52	\$3,636.43
	Repayment Overpayment Refund Amount	\$48.09 redeemer

ACTUAL SHERIFF \$120.00  
10/10/14 EDMUND HOLT'S OFFICE CALLED FOR A QUOTE. EBH  
Notes 1/30/15 SHERIFF POSTED PROPERTY. EBH



**Submit**

**Reset**

**Print Preview**



# Chris Jones Escambia County Property Appraiser

[Real Estate  
Search](#)[Tangible Property  
Search](#)[Sale  
List](#)[Amendment 1/Portability  
Calculations](#)[Back](#)★ [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) ★[Printer Friendly Version](#)**General Information**

**Reference:** 000S009020014128  
**Account:** 134190000  
**Owners:** DUNCAN OPHELIA 1/2 INT  
DUNCAN ARMINIQUE 1/2 INT  
**Mail:** 213 E HERNANDEZ ST  
PENSACOLA, FL 32503  
**Situs:** 213 E HERNANDEZ ST 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

**2013 Certified Roll Assessment**

**Improvements:** \$22,110  
**Land:** \$2,850  
**Total:** \$24,960  
**Save Our Homes:** \$0

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/18/2012	6885	160	\$100	CJ	<a href="#">View Instr</a>
02/03/2010	6556	1531	\$100	OT	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

**2013 Certified Roll Exemptions**

None

**Legal Description**LT 14 BLK 128 EAST KING TRACT OR 6885 P 160 CA  
80**Extra Features**

UTILITY BLDG

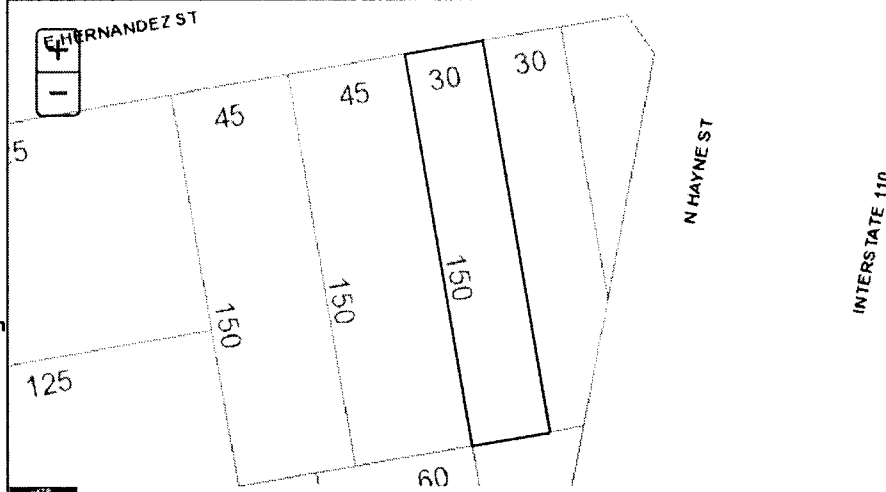
**Parcel  
Information**[Launch Interactive Map](#)

**Section**  
**Map Id:**  
CA080

**Approx.  
Acreage:**  
0.1000

**Zoned:**   
R-NC

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


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

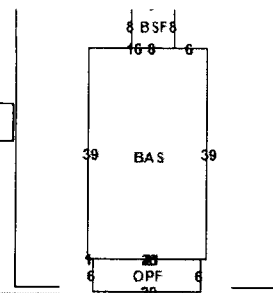
Building 1 - Address: 213 E HERNANDEZ ST, Year Built: 1918, Effective Year: 1948

**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-VINYL/CORK**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3.00**

**NO. STORIES**-1.00  
**ROOF COVER**-COMPOSITION SHG  
**ROOF FRAMING**-GABL/HIP COMBO  
**STRUCTURAL FRAME**-WOOD FRAME

 Areas - 1042 Total SF  
**BASE AREA** - 858  
**BASE SEMI FIN** - 64  
**OPEN PORCH FIN** - 120



Images

None

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.



THE ESCAMBIA SUN-PRESS, LLC  
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael P. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

MARCH 2, 2015 - TAX CERTIFICATE #10307

in the CIRCUIT Court  
was published in said newspaper in the issues of

JANUARY 29, & FEBRUARY 5, 12 & 19, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 19<sup>TH</sup>  
FEBRUARY A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR  
TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS CUSTODIAN FOR MOON-  
STONE LIEN INVESTMENTS holder  
of Tax Certificate No. 10307, issued the  
1st day of June, A.D., 2012 has filed  
same in my office and has made appli-  
cation 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:

LT 14 BLK 128 EAST KING TRACT  
CASE 87-839 CP-03 OR 6556 P 1531  
CA 80

SECTION 00, TOWNSHIP 0 S,  
RANGE 00 W

TAX ACCOUNT NUMBER 134190000  
(15-239)

The assessment of the said property  
under the said certificate issued was in  
the name of OPHELIA DUNCAN 1/2  
INT and ARMINIQUE DUNCAN 1/2  
INT

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 March, which  
is the 2nd day of March 2015.

Dated this 29th day of January 2015.

In accordance with the AMERICANS  
WITH DISABILITIES ACT, if you are  
a person with a disability who needs spe-  
cial accommodation in order to partici-  
pate 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 Es-  
cambia County Government Complex,  
221 Palafox Place Ste 110, Pensacola FL  
32502. Telephone: 850-595-3793.

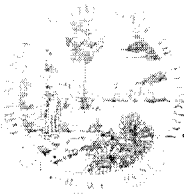
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)

By: Emily Hogg  
Deputy Clerk

oaw-4w-01-29-02-05-12-19-2015



PAULA D. TURNER  
Notary Public - State of Florida  
Commission #FF167479  
My Commission Expires  
August 24, 2016



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

March 13, 2015

ARMINIQUE DUNCAN  
7517 LILLIE LANE  
PENSACOLA FL 32526

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2012 TD 010307

\$48.09

**TOTAL     \$48.09**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg", is written over the printed name.

Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

March 13, 2015

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC  
LOCKBOX #005191  
PO BOX 645191  
CINCINNATI OH 45264

Dear Certificate Holder:


The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2012 TD 008531	\$471.00	\$56.52	\$527.52
2012 TD 010307	\$471.00	\$56.52	\$527.52
<b>TOTAL</b>			<b>\$1,055.04</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division