

16-159

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600057

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 3329**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **06-2922-000**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
WATKINS CHRISTOPHER A
SUCCESSOR TRUSTEE FOR MOULTRIE LIVING
702 FERDINAND DR
PENSACOLA, FL 32507
S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47
ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 Full legal
attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/3329	06-2922-000	06-01-2014	786.61	39.33	825.94

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/3525	06-2922-000	06-01-2015	830.05	6.25	41.50	877.80

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,703.74
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	800.38
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,879.12

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, If Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (If applicable) and 16 (If	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: August 1, 2016

By 

Jonathan Johnson

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

06-2922-000 2014

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600057

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

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

Certificate No.	Date	Legal Description
2014/ 3329	06-01-2014	S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

04-15-2016

Date



Chris Jones
Escambia County Property Appraiser

13 PA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

Back

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 182S306000004047
Account: 062922000
Owners: WATKINS CHRISTOPHER A SUCCESSOR
TRUSTEE FOR
MOULTRIE LIVING TRUST
MOULTRIE LIVING TRUST
Mail: C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507
Situs: 2712 N H ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$9,912	\$35,801	\$45,713	\$45,713
2014	\$9,912	\$34,001	\$43,913	\$43,913
2013	\$9,912	\$30,726	\$40,638	\$40,638

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/02/2013	6890	1607	\$100	OT	View Instr
04/2007	6232	491	\$100	OT	View Instr
03/2004	5378	2005	\$100	WD	View Instr
09/1991	3064	763	\$3,000	WD	View Instr
07/1990	2878	917	\$1,900	TD	View Instr
10/1984	2116	416	\$100	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5
TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59
P 107 OR 3064 P 763 OR 5378...

Extra Features

FRAME BUILDING

Parcel
Information

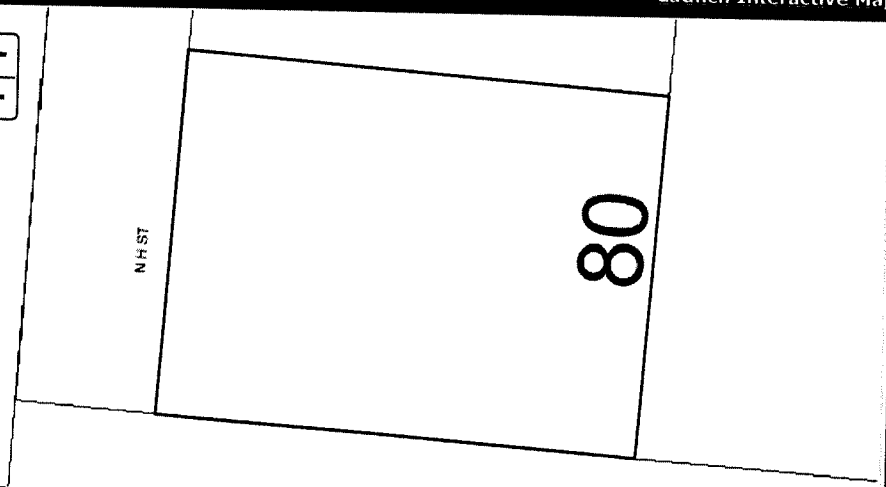
[Launch Interactive Map](#)

**Section
Map Id:**
18-2S-30

**Approx.
Acreage:**
0.1928

Zoned:
HDR

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

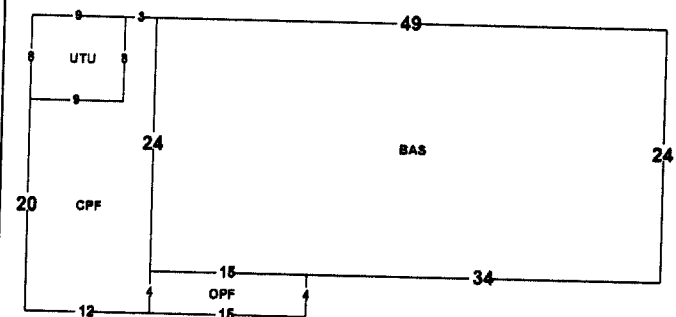


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 2712 N H ST, Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL
Area - 1572 Total SF
BASE AREA - 1176
CARPORT FIN - 264
OPEN PORCH FIN - 60
UTILITY UNF - 72



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.

Last Updated 08/07/2016 to 3039.

16-159

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.: 12675

May 10, 2016

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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Christopher A. Watkins, successor Trustee of the Moultrie Living Trust dated 03/05/2004

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: 

May 10, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12675

May 10, 2016

182S306000004047 - Full Legal Description

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064
P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12675

May 10, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$45,713.00. Tax ID 06-2922-000.

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: 8-1-2016

TAX ACCOUNT NO.: 06-2922-000

CERTIFICATE NO.: 2014-3329

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.

Christopher A. Watkins, successor Trustee
of the Moultrie Living Trust dated 3-5-2004
702 Ferdinand Dr.
Pensacola, FL 32507

Unknown Tenants
2712 North H St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2016.

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.

6.00
9.00
- 7.00
3.00
18.70

OR BK 5378 PG2005
Escambia County, Florida
INSTRUMENT 2004-224563

Prepared by and return to:

J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE
Suite 2, Ft. Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

DEED REC STRIPS PD & ESC CD \$ 0.70
04/06/04 ERNIE LEE WISMA, CLERK

Property Appraiser's Parcel

Identification No.: 182S306000008047 + 182S306000004047

WARRANTY DEED

This Warranty Deed, executed MAR 05 2004, between **ANGELO MOULTRIE and MARY JO MOULTRIE**, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and **ANGELO MOULTRIE and MARY JO MOULTRIE, TRUSTEES**, or their successors in trust under The **MOULTRIE LIVING TRUST**, dated MAR 05 2004, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and whose phone number is (850) 477-5912.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **ESCAMBIA** County, Florida, to wit:

SEE ATTACHED EXHIBIT A

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

Either **ANGELO MOULTRIE** or **MARY JO MOULTRIE**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either **ANGELO MOULTRIE** or **MARY JO MOULTRIE** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **ANGELO MOULTRIE** nor **MARY JO MOULTRIE** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **CHRISTOPHER A. WATKINS**. If **CHRISTOPHER A. WATKINS** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **MELANICE C. HICKS**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR, **ANGELO MOULTRIE** or **MARY JO MOULTRIE**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2004 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED MAR 05 2004

Signed, sealed, and delivered
in the presence of:

Melanie E. Lynch
Print name Melanie E. Lynch

Carl R. Kraynak
Print name CARL R. KRAYNAK

Angelo Moultrie
ANGELO MOULTRIE

Mary Jo Moultrie
MARY JO MOULTRIE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this MAR 05 2004 by **ANGELO MOULTRIE** and **MARY JO MOULTRIE**, who are personally known to me or who have produced _____ as identification and who did not take an oath.

J. Mark Fisher
J. Mark Fisher, NOTARY PUBLIC

Notary Seal and commission
expiration stamp:



J Mark Fisher
My Commission DD158800
Expires November 20, 2006

OR BK 5378 PG2007
Escambia County, Florida
INSTRUMENT 2004-224563

Exhibit A

RCD Apr 06, 2004 04:15 pm
Escambia County, Florida

Lots 8, 9, and 10, Block 47, Englewood Heights, as shown on the plat recorded in Deed Book 59, Page 107, of the public records of Escambia County, Florida.

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-224563

and

The South 80 feet of the East one-half of Lot 4 and the South 80 feet of Lots 5 to 7, Block 47 Englewood Heights, Plat DB 59 p 107, OR 2116 p 416. Section 18, Township 2 South, Range 30 West.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03329 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 30, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE 702 FERDINAND DR PENSACOLA, FL 32507	MOULTRIE LIVING TRUST 702 FERDINAND DR PENSACOLA, FL 32507
CHRISTOPHER A WATKINS C/O TENANTS 2712 NORTH H ST PENSACOLA FL 32501	

WITNESS my official seal this 30th day of June 2016.



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 August 1, 2016, 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 CUST FOR MAGNOLIA holder of Tax Certificate No. 03329, issued the 1st day of June, A.D., 2014 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:

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (16-159)

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

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE and MOULTRIE LIVING TRUST

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 August, which is the 1st day of August 2016.

Dated this 30th day of June 2016.

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:

2712 N H ST 32501



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE
702 FERDINAND DR
PENSACOLA, FL 32507**

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



By:
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Personal Services:

MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

CERTIFIED MAIL™



9171 9690 0935 0128 0789 95

141 03329

NEOPOST
06/30/2016
US POSTAGE \$005.11



ZIP 32502
041M11272965

[Handwritten signature]

CHRISTOPHER A WATKINS [16-159]
C/O TENANTS
2712 NORTH H ST
PENSACOLA FL 32501

322 55 1 6697/03/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

~~3250205833~~

BC: 32502583335 *2187-06988-30-45

16-159

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV031911NON

Agency Number: 16-009559

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03329 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE AND MOULTRIE LIVING TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/30/2016 at 1:51 PM and served same at 7:11 AM on 7/5/2016 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERK'S OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


E. HARRIS, 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 August 1, 2016, 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 CUST FOR MAGNOLIA holder of Tax Certificate No. 03329, issued the 1st day of June, A.D., 2014 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:

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (16-159)

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

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE and MOULTRIE LIVING TRUST

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 August, which is the 1st day of August 2016.

Dated this 30th day of June 2016.


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:

2712 N H ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Emily Hogg
Deputy Clerk

RECEIVED
JUN 30 P 1:5
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

16-159

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV031957NON

Agency Number: 16-009485

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03329 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE AND MOULTRIE LIVING TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/30/2016 at 1:47 PM and served same on CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE, in ESCAMBIA COUNTY, FLORIDA, at 9:42 AM on 7/6/2016 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JORDAINE WATKINS, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

CYNTHIA PALEN, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

009465

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 August 1, 2016, 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 CUST FOR MAGNOLIA holder of Tax Certificate No. 03329, issued the 1st day of June, A.D., 2014 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:

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SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (16-159)

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

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE and MOULTRIE LIVING TRUST

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 August, which is the 1st day of August 2016.

Dated this 30th day of June 2016.

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:

**CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE
702 FERDINAND DR
PENSACOLA, FL 32507**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2016 JUN 30 P 1:47
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

16-159

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV031961NON

Agency Number: 16-009486

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03329 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

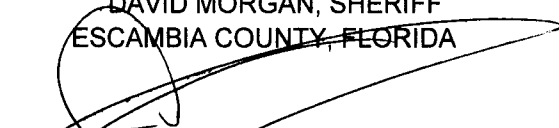
Plaintiff: RE: CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE AND MOULTRIE LIVING TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/30/2016 at 1:47 PM and served same on MOULTRIE LIVING TRUST , in ESCAMBIA COUNTY, FLORIDA, at 9:42 AM on 7/6/2016 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JORDAINE WATKINS, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

CYNTHIA PALEN, DS

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 August 1, 2016, 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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SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (16-159)

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CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE and MOULTRIE LIVING TRUST

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Dated this 30th day of June 2016.

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:

MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2016 JUN 30 P 1:47

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE [16-159]
702 FERDINAND DR
PENSACOLA, FL 32507

MOULTRIE LIVING TRUST [16-159]
702 FERDINAND DR
PENSACOLA, FL 32507

9171 9690 0935 0128 0819 57

9171 9690 0935 0128 0789 57

CHRISTOPHER A WATKINS [16-159]
C/O TENANTS
2712 NORTH H ST
PENSACOLA FL 32501

9171 9690 0935 0128 0789 95

7.6.16 RETURNED

116-159

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**

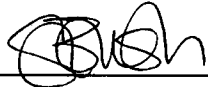
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 062922000 Certificate Number: 003329 of 2014**

Payor: Christopher Watkins 702 FERDINAND DR PENSACOLA, FL 32507 Date 07/28/2016

Clerk's Check #	439232015	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$3,058.12
		Postage	\$15.36
		Researcher Copies	\$4.00
		Total Received	\$3,554.48

**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
 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 # 2014 TD 003329

Redeemed Date 07/28/2016

Name Christopher Watkins 702 FERDINAND DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$3,058.12
Postage = TD2	\$15.36
ResearcherCopies = TD6	\$4.00

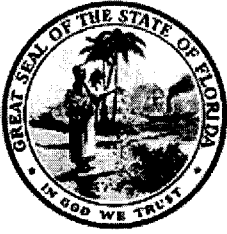
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

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: 062922000 Certificate Number: 003329 of 2014

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2016"/>	Redemption Date <input type="text" value="07/28/2016"/>
Months	4	3
Tax Collector	<input type="text" value="\$2,879.12"/>	<input type="text" value="\$2,879.12"/>
Tax Collector Interest	\$172.75	\$129.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,058.12	<input type="text" value="\$3,014.93"/> TC
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	\$27.00	\$20.25
Total Clerk	\$477.00	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$15.36"/>	<input type="text" value="\$15.36"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$3,554.48	\$3,504.54
	Repayment Overpayment Refund Amount	<input type="text" value="\$49.94"/> redeemer

Notes

CERTIFIED MAIL™

Pam Childers

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



9171 9690 0935 0128 0789 57

NEOPOST

06/30/2016

US POSTAGE

\$005.115



ZIP 32502
041011272965

②

7-1-16
7-15
7-20 Ret

MOULTRIE LIVING TRUST [16-159]
702 FERDINAND DR
PENSACOLA, FL 32507 X1E

322 DE 1
RETURN TO SENDER
UNABLE TO FORWARD

BC: 3250258335 *2187-06829-30-45
3250258335

Pam Childers

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



9171 9690 0935 0128 0819 57

NEOPOST

06/30/2016

US POSTAGE

\$005.115



ZIP 32502
041011272965

②

7-1-16
7-15
7-20 Ret

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE [16-159]
702 FERDINAND DR
PENSACOLA, FL 32507

322 DE 1 0007/28/16
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

3250258335

3250258335 *2187-06828-30-45

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS CUST FOR MAGNOLIA holder of Tax Certificate No. 03329, issued the 1st day of June, A.D., 2014 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:

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TAX ACCOUNT NUMBER
062922000 (16-159)

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SUCCESSOR TRUSTEE and
MOULTRIE LIVING TRUST**

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Dated this 30th day of June 2016.

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
As Clerk of the Circuit Court
Of Escambia County, Florida

By: Emily Hogg
Deputy Clerk

4wr7/6-
7/27TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 03329 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 7-6-16 and end date of 8-2-16 (7-6-16).

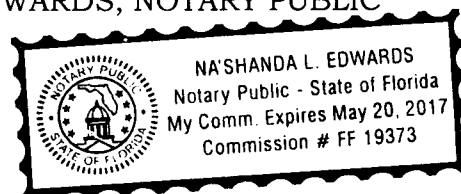
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class 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 of the said newspaper.

X Malcolm G. Ballinger
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 28th day of July 2016, by Malcolm G. Ballinger, who is personally known to me.

X Na'Shanda L. Edwards
NA'SHANDA L. EDWARDS, NOTARY PUBLIC





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 5, 2016

CHRISTOPHER WATKINS
702 FERDINAND DR
PENSACOLA FL 32507

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

2014 TD 003329

\$49.94

TOTAL \$49.94

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


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 •

August 8, 2016

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
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
2014 TD 001142	\$450.00	\$20.25	\$470.25
2014 TD 003329	\$450.00	\$20.25	\$470.25
2014 TD 000688	\$450.00	\$27.00	\$477.00
2014 TD 009163	\$450.00	\$27.00	\$477.00

TOTAL \$1,894.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division