



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

0622-18

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	GERMAN MORA BOSTEXAS ASSETS ,LLC 2257 N. LOOP 336 W. #140489 CONROE, TX 77304	Application date	May 05, 2021
Property description	MCGHEE LATHANIAL W 1504 SILVER RIDGE DR CANTONMENT, FL 32533 1500 SILVER RIDGE DR 11-4088-185 LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917	Certificate #	2014 / 7387
		Date certificate issued	06/01/2014

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)
# 2014/7387	06/01/2014	64.01	80.65	144.66
→ Part 2: Total*				144.66

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)
# 2020/7007	06/01/2020	75.15	6.25	13.53	94.93
# 2019/6640	06/01/2019	109.27	6.25	5.46	120.98
# 2018/7039	06/01/2018	76.39	6.25	41.25	123.89
# 2017/6911	06/01/2017	76.90	6.25	55.37	138.52
# 2016/7127	06/01/2016	69.18	6.25	62.26	137.69
# 2015/7788	06/01/2015	56.41	6.25	60.92	123.58
Part 3: Total*					739.59

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)	884.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	72.17
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. Total Paid (Lines 1-6)	1,331.42

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>May 13th, 2021</u>

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/06/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 625

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100531

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GERMAN MORA
BOSTEXAS ASSETS ,LLC
2257 N. LOOP 336 W.
#140489
CONROE, TX 77304,

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
11-4088-185	2014/7387	06-01-2014	LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

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
GERMAN MORA
BOSTEXAS ASSETS ,LLC
2257 N. LOOP 336 W.
#140489
CONROE, TX 77304

05-05-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)


[Tangible Property Search](#)

[Sale List](#)

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information	
Parcel ID:	171N314100019001
Account:	114088185
Owners:	MCGHEE LATHANIAL W
Mail:	1504 SILVER RIDGE DR CANTONMENT, FL 32533
Situs:	1500 SILVER RIDGE DR 32533
Use Code:	VACANT RESIDENTIAL 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$1,900	\$0	\$1,900	\$1,900
2019	\$1,900	\$0	\$1,900	\$1,900
2018	\$1,900	\$0	\$1,900	\$1,900

Disclaimer
Market Value Breakdown Letter
Tax Estimator
File for New Homestead Exemption Online
Report Storm Damage

Sales Data						2020 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
10/05/2011	6770	1917	\$1,200	TD		Legal Description LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917
03/1997	4123	222	\$1,800	TD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information
Section
Map Id:
17-1N-31-2

Approx. Acreage:
1.0854

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

[Buildings](#)

[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: 05/19/2021 (tc.5375)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BOSTEXAS ASSETS LLC** holder of **Tax Certificate No. 07387**, 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:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114088185 (0622-18)

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

LATHANIAL W MCGHEE

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 June, which is the **6th day of June 2022**.

Dated this 3rd day of August 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 #: 11-4088-185 CERTIFICATE #: 2014-7387

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: March 24, 2002 to and including March 24, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: March 30, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 30, 2022

Tax Account #: **11-4088-185**

1. The Grantee(s) of the last deed(s) of record is/are: **LATHANIEL W. MCGHEE AND COMMUNITY LD LLC, JONATHAN YUNATANOV**

By Virtue of Tax Deed recorded 10/5/2011 in OR 6770/1917 and Warranty Deed recorded 6/30/2021 - OR 8563/1868

ABSTRACTOR'S NOTE: WE FIND NO DEED OUT OF LATHANIEL W. MCGHEE, AND NO DEED INTO GERMAN S. MORA, GRANTOR IN WD OR 8563/1868 - WHICH APPEARS TO CREATE A TITLE CLOUD. GERMAN MORA ALSO APPEARS TO BE AN APPLICANT IN THE CERTIFICATION OF TAX DEED APPLICATION FOR THIS PROPERTY. LOOKS LIKE SHE TRIED TO SELL IT PRIOR TO BEING THE SUCCESSFUL BIDDER.

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:

NONE

4. Taxes:

Taxes for the year(s) 2013-2020 are delinquent.

Tax Account #: 11-4088-185

Assessed Value: \$1,900.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 6, 2022

TAX ACCOUNT #: 11-4088-185

CERTIFICATE #: 2014-7387

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

LATHANIEL W. MCGHEE AKA LATHANIEL WAYNE MCGHEE
COMMUNITY LD LLC AND JONATHAN YUNATANOV
1504 SILVER RIDGE DR
CANTONMENT, FL 32533

LATHANIEL W. MCGHEE
701 W. BRAINERD ST
PENSACOLA, FL 32501

COMMUNITY LD LLC AND JONATHAN YUNATANOV
70-13 AUSTIN STREET, 3RD FLOOR
FOREST HILLS, NY 11375

Certified and delivered to Escambia County Tax Collector, this 30th day of March, 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

March 30, 2022

Tax Account #:11-4088-185

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4088-185(0622-18)

Recorded in Public Records 10/05/2011 at 09:57 AM OR Book 6770 Page 1917,
Instrument #2011069404, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$8.40

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 11-596
Property Identification No. 171N314100019001
Tax Account No. 114088185

TAX DEED

State of Florida
County of Escambia

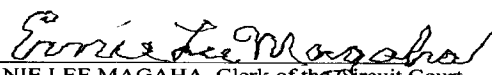
The following Tax Sale Certificate Numbered 06907 issued on May 30, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of October 2011, offered for sale as required by law for cash to the highest bidder and was sold to: **LATHANIEL W. MCGHEE**, 1504 SILVER RIDGE DR. CANTONMENT, FL 32533, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

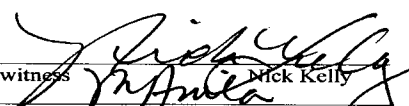
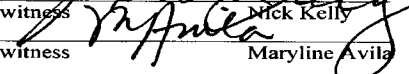
Now, on this 3rd day of October 2011, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,126.18) ONE THOUSAND ONE HUNDRED TWENTY SIX AND 18/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 4123 P 222

**** Property previously assessed to: SAMUEL M RIVERS**

SECTION 17, TOWNSHIP 1 N, RANGE 31 W


ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

witness  Mick Kelly
witness  Maryline Avila

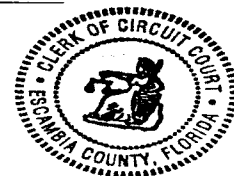
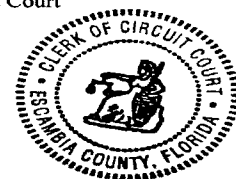
State of Florida
County of Escambia

On this 5th day of October 2011 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: 
Maryline Avila, Deputy Clerk



Recorded in Public Records 6/30/2021 8:59 AM OR Book 8563 Page 1868,
Instrument #2021071978, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$13.30

NO DEED FOUND OUT OF LATHANIEL W.
MCGEE

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 171N314100019001
WHEN RECORDED RETURN TO:
Jonathan Yunatanov
70-13 Austin Street 3rd floor
Forest Hills, New York, 11375
jonathan@redagroupe.com (212)-518-2692

WARRANTY DEED

THE GRANTOR(S),

- **German S. Mora**

for and in consideration of: \$1,900.00 grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- Community LD LLC, Jonathan Yunatanov, 70-13 Austin Street, 3rd floor, Forest Hills,
Queens County, New York, 11375,
the following described real estate, situated in the County of **Escambia**, State of **Florida**.

Legal Description:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 4123 P222

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,
rights of way and easements of record the grantor hereby covenants with the Grantee(s) that
Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell
and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and
defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 171N314100019001

Deed Drafted By: Jason Burger
650 W 42nd Street Apartment 1112
New York, NY, 10036

BK: 8563 PG: 1869 Last Page

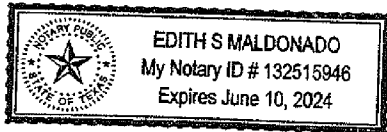
Grantor Signatures:

DATED: _____

German S. Mora 6-25-2021

German S. Mora
2257 N Loop 336 W #140,
Conroe, TX 77304

Texas Montgomery
STATE OF ~~FLORIDA~~, COUNTY OF ~~ESCAMBA~~, ss:

This instrument was acknowledged before Edith S. Maldonado on June 25, 2021

Edith S. Maldonado
Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires June 10, 2024**Witness Signatures:**[Signature]

Witness

[Signature]

Witness

Address Willis TXAddress Willis TX

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 07387 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 21, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LATHANIAL W MCGHEE 1504 SILVER RIDGE DR CANTONMENT, FL 32533	LATHANIEL W MCGHEE 701 W BRAINERD ST PENSACOLA FL 32501
COMMUNITY LD LLC AND JONATHAN YUNATANOV 70-13 AUSTIN STREET 3RD FL FOREST HILLS NY 11375	

WITNESS my official seal this 21th day of April 2022.



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 June 6, 2022, 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.

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LATHANIAL W MCGHEE

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 June, which is the **6th day of June 2022**.

Dated this 7th day of April 2022.

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
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Post Property:

1500 SILVER RIDGE DR 32533



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LATHANIAL W MCGHEE
1504 SILVER RIDGE DR
CANTONMENT, FL 32533

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

0622-18

Document Number: ECSO22CIV014279NON

Agency Number: 22-005491

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07387 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LATHANIAL W MCGHEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/22/2022 at 9:32 AM and served same at 12:22 PM on 4/22/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

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 June 6, 2022, 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 **BOSTEXAS ASSETS LLC** holder of **Tax Certificate No. 07387**, 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:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114088185 (0622-18)

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

LATHANIAL W MCGHEE

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 June, which is the **6th day of June 2022**.

Dated this 7th day of April 2022.

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:

1500 SILVER RIDGE DR 32533



**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

0622-18

Document Number: ECSO22CIV014281NON

Agency Number: 22-005492

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07387 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LATHANIAL W MCGHEE

Defendant:

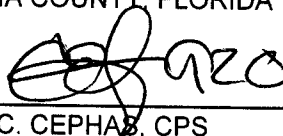
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 4/22/2022 at 9:32 AM and served same on LATHANIAL W MCGHEE , at 2:02 PM on 4/25/2022 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

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 June 6, 2022, 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 **BOSTEXAS ASSETS LLC** holder of **Tax Certificate No. 07387**, 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:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114088185 (0622-18)

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

LATHANIAL W MCGHEE

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 June, which is the **6th day of June 2022**.

Dated this 7th day of April 2022.

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:

LATHANIAL W MCGHEE
1504 SILVER RIDGE DR
CANTONMENT, FL 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

FILED
2022 APR 11 PM 4:05
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 BOSTEXAS ASSETS LLC holder of Tax Certificate No. 07387, 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:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 114088185 (0622-18)

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

LATHANIAL W MCGHEE

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 June, which is the 6th day of June 2022.

Dated this 21st day of April 2022.

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.

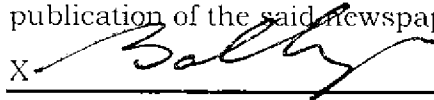
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/4-5/25TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and 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 **07387** in the Escambia County Court was published in said newspaper in and was printed and released on May 4, 2022; May 11, 2022; May 18, 2022; and May 25, 2022.

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.

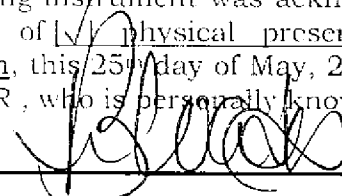
X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of May, 2022, by MALCOLM BALLINGER, who is personally known to me.

X



, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

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: 114088185 Certificate Number: 007387 of 2014**

Payor: LATHANIAL W MCGHEE 1772 MCGHEE DR PENSACOLA FL 32534 Date 6/2/2022

Clerk's Check # 11882
Tax Collector Check # 1

Clerk's Total	\$358.07
Tax Collector's Total	\$1,597.30
Postage	\$18.54
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,190.91 \$2,115.37

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 007387

Redeemed Date 6/2/2022

Name LATHANIAL W MCGHEE 1772 MCGHEE DR PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$558.07	2115.37
Due Tax Collector = TAXDEED	\$1,597.30	
Postage = TD2	\$18.54	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114088185 Certificate Number: 007387 of 2014

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="5/5/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	<input type="text" value="6/6/2022"/>	Redemption Date	<input type="text" value="6/2/2022"/>
Months	13			13	
Tax Collector	<input type="text" value="\$1,331.42"/>			<input type="text" value="\$1,331.42"/>	
Tax Collector Interest	\$259.63			\$259.63	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,597.30			<input type="text" value="\$1,597.30"/> 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			\$91.07	
Total Clerk	\$558.07			<input type="text" value="\$558.07"/> 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="\$18.54"/>			<input type="text" value="\$18.54"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$2,190.91			\$2,190.91	
		Repayment Overpayment Refund Amount		\$0.00	
Book/Page	<input type="text" value="8591"/>			<input type="text" value="1613"/>	

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 8591, Page 1613, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07387, issued the 1st day of June, A.D., 2014

TAX ACCOUNT NUMBER: 114088185 (0622-18)

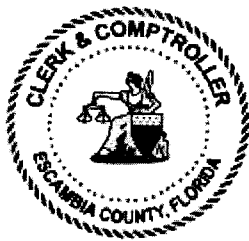
DESCRIPTION OF PROPERTY:

LT 19 BLK A SILVER RIDGE PB 13 P 67 OR 6770 P 1917

SECTION 17, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: LATHANIAL W MCGHEE

Dated this 2nd day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LATHANIAL W MCGHEE [0622-18]
1504 SILVER RIDGE DR
CANTONMENT, FL 32533

9171 9690 0935 0128 1915 64

LATHANIEL W MCGHEE [0622-18]
701 W BRAINERD ST
PENSACOLA FL 32501

9171 9690 0935 0128 1915 57

COMMUNITY LD LLC AND
JONATHAN YUNATANOV [0622-18]
70-13 AUSTIN STREET 3RD FL
FOREST HILLS NY 11375

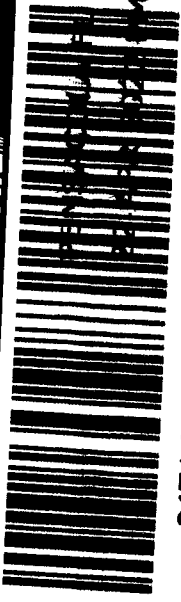
9171 9690 0935 0128 1915 40

Contact

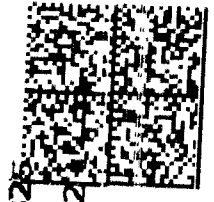
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

FILED
CLERK & COMPTROLLER
MAY 28 2012
PENSACOLA COUNTY, FL

CERTIFIED MAIL™



9171 9690 0935 0128 1915 57



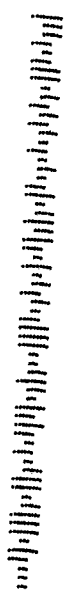
quadrant
FIRST-CLASS MAIL
\$006.13⁰
04/22/2022 ZIP 32502
043M31219251

US POSTAGE

LATHANIEL W MCGHEE [0622-18]
701 W BRAINERD ST
PENSACOLA FL 32501

NSN

32501-251801



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

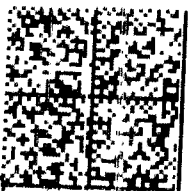
FILED
CLERK OF CIRCUIT COURT
702 APR 28 12 12 PM
PENSACOLA, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 1915 64

325



quadrant

FIRST-CLASS MAIL
IMI

\$006.13⁰

04/22/2022 ZIP 32502
043M31219251

US POSTAGE

LATHANIAL W MCGHEE [0622-18]
1504 SILVER RIDGE DR
CANTONMENT, FL 32533

322 EE 1 0004/26/22

RETURN TO SENDER
ADDRESSEE NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502503335

325332-5623033

2738-03095-22-55

9171 9690 0935 0128 1915 64