

20-418

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900716

Date of Tax Deed Application

Oct 24, 2019

This is to certify that **JUAN C CAPOTE**

MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK, holder of **Tax Sale Certificate Number 2017 / 1166**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-0892-845**

Cert Holder:

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

Property Owner:

YODER STEVE
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

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
2017/1166	03-0892-845	06/01/2017	736.81	36.84	773.65

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
2019/1182	03-0892-845	06/01/2019	1,586.78	6.25	79.34	1,672.37
2018/1196	03-0892-845	06/01/2018	1,526.53	6.25	76.33	1,609.11

Amounts Certified by Tax Collector (Lines 1-7):

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

Total Amount Paid

4,055.13
 0.00
 0.00
 200.00
 175.00

 4,430.13

Amounts Certified by Clerk of Court (Lines 8-15):

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

Total Amount Paid

6.25

Done this the 30th day of October, 2019 Scott Lunsford, Tax Collector of Escambia CountyDate of Sale: 9/8/2020By 

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

03-0892-845 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900716

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-0892-845	2017/1166	06-01-2017	LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

10-24-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← Navigate Mode ● Account ○ Reference →

[Printer Friendly Version](#)

General Information

Reference: 241S305000680001
Account: 030892845
Owners: YODER STEVE
Mail: 2169 CLIFFBROOK AVE
 PENSACOLA, FL 32526
Situs: 2169 CLIFFBROOK AVE 32526
Use Code: SINGLE FAMILY RESID
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
2019	\$14,250	\$84,014	\$98,264	\$98,264
2018	\$14,250	\$78,014	\$92,264	\$92,264
2017	\$14,250	\$72,200	\$86,450	\$86,450

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/19/2016	7579	1228	\$122,000	WD	View Instr
04/28/2008	6322	268	\$117,500	WD	View Instr
02/1997	4101	631	\$77,400	WD	View Instr
11/1993	3506	61	\$100	QC	View Instr
07/1992	3201	281	\$67,000	WD	View Instr
06/1988	2560	225	\$61,200	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 7579 P 1228

Extra Features

None

Parcel Information

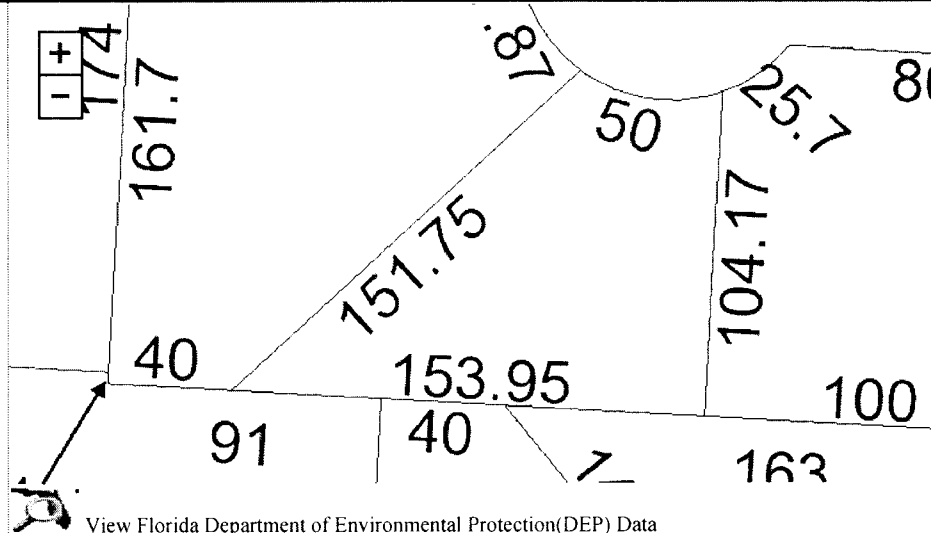
[Launch Interactive Map](#)

Section Map Id:
 24-1S-30-1

Approx. Acreage:
 0.2434

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)




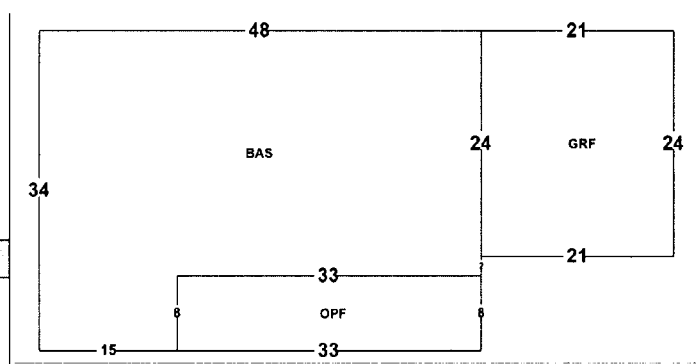
Buildings

Address: 2169 CLIFFBROOK AVE, Year Built: 1983, Effective Year: 1983

Structural Elements
 DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL SIDING-LAP.AAVG

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2136 Total SF
BASE AREA - 1368
GARAGE FIN - 504
OPEN PORCH FIN - 264



Images



11/21/16

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: 11/07/2019 (tc.3651)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01166**, issued the **1st day of June, A.D., 2017** 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 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030892845 (20-418)

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

STEVE YODER

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 **second Tuesday** in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 2019.

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

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15963

June 3, 2020

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 06-03-2000, through 06-03-2020, and said search reveals the following:

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

Steve Yoder

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

June 3, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15963

June 3, 2020

**Lot 68, Block A, Lake Francis, Unit No. 4, as per plat thereof, recorded in Plat Book 11, Page 15, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15963

June 3, 2020

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

1. Taxes for the year 2016-2019 delinquent. The assessed value is \$98,264.00. Tax ID 03-0892-845.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Sept. 8, 2020

TAX ACCOUNT NO.: 03-0892-845

CERTIFICATE NO.: 2017-1166

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

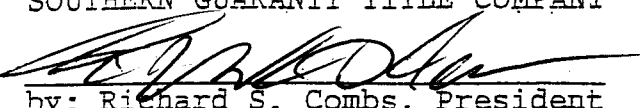
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Steve Yoder
2169 Cliffbrook Ave.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 5th day of June, 2020.

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.

Prepared by and Return to:
Tracy Ratzin, an employee of
First International Title, Inc.
13700 Perdido Key Dr., #124
Pensacola, FL 32507

File No.: 88732-66

WARRANTY DEED

This indenture made on August 19, 2016, by **Randi Lee Webb nka Randi W. Gillstrap and Michael Gillstrap, a married couple** whose address is: 8740 Gulf Beach Hwy., Pensacola, FL 32507 hereinafter called the "grantor",
to **Steve Yoder** whose address is: 2169 Cliffbrook Avenue Pensacola, FL 32526 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 68, Block A, LAKE FRANCIS, UNIT NO. 4, a subdivision of a portion of Section 24, Township 1 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 11, Page(s) 15 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 24-15-30-5000-680-001

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

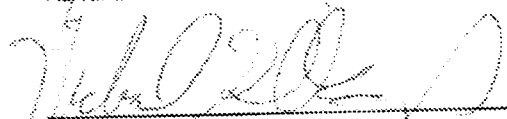
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

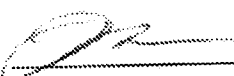
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

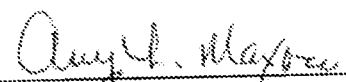
In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

 
Randi Lee Webb nka Randi W. Gillstrap


Michael Gillstrap

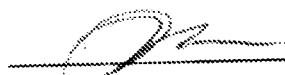
Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Tracy Ratzin


Witness Signature
Print Name: Amy L. Maywell

State of FLORIDA
County of Escambia

The Foregoing Instrument Was Acknowledged before me on the 19th day of August, 2016, by **Randi Lee Webb nka Randi W. Gillstrap and Michael Gillstrap** who is/are personally known to me or who has/have produced the following as identification: R. W.


Notary Public
Printed Name: Tracy Ratzin
My Commission expires: 4/11/18



TRACY RATZIN
MY COMMISSION # 111-10720
EXPIRES: April 11, 2018
Notary Public, State of Florida

Residential Sales Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to the Escambia County Code of Ordinance Chapter 1-29.2, Article V, Sellers of Residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the Deed or other method of conveyance required to be made a part of the Public Records of Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

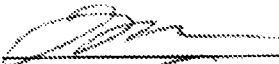
Name of Roadway: 2169 Cliffbrook Avenue

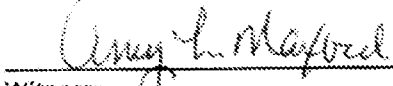
Legal Address of Property: 2169 Cliffbrook Avenue

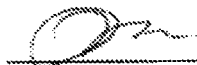
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

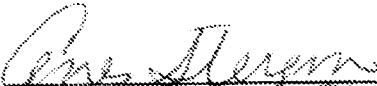
This form is completed by: First International Title
13700 Perdido Key Dr., #124
Pensacola, FL 32507


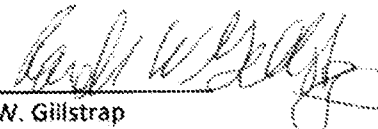
Signed, sealed and delivered in our presence:



Witness: Tracy R. Ritz

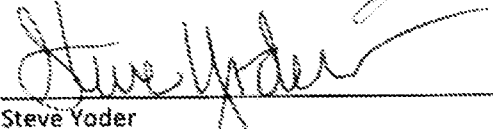

Witness: Amy L. Mayford


Witness: Tracy R. Ritz


Witness: Agnes Stergum



Randy Lee Webb nka Randy W. Gillstrap


Michael Gillstrap


Steve Yoder

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01166 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 23, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEVE YODER
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

WITNESS my official seal this 23th day of July 2020.



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 September 8, 2020, 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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LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030892845 (20-418)

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

STEVE YODER

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 **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 13th day of July 2020.

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
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Personal Services:

STEVE YODER
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

2169 CLIFFBROOK AVE 32526



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

20-418

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO20CIV019832NON

Agency Number: 20-008558

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01166 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEVE YODER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/17/2020 at 10:02 AM and served same on STEVE YODER , at 3:10 PM on 7/21/2020 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.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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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 September 8, 2020, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01166**, issued the **1st day of June, A.D., 2017** 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 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030892845 (20-418)

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

STEVE YODER

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 **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 13th day of July 2020.

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:

STEVE YODER
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

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

20-418

Document Number: ECSO20CIV019833NON

Agency Number: 20-008559

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01166 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEVE YODER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/17/2020 at 10:02 AM and served same at 3:09 PM on 7/21/2020 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: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

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Dated this 13th day of July 2020.

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:

2169 CLIFFBROOK AVE 32526



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

By:
Emily Hogg
Deputy Clerk



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-0892-845	06		2415305000680001

YODER STEVE
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

PROPERTY ADDRESS:
2169 CLIFFBROOK AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

17/1166

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES

COUNTY	6.6165	98,264	0	98,264	650.16
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	98,264	0	98,264	206.26
BY STATE LAW	3.9440	98,264	0	98,264	387.55
WATER MANAGEMENT	0.0327	98,264	0	98,264	3.21
SHERIFF	0.6850	98,264	0	98,264	67.31
M.S.T.U. LIBRARY	0.3590	98,264	0	98,264	35.28
TOTAL MILLAGE	13.7362			AD VALOREM TAXES	\$1,349.77

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 7579 P 1228	FP FIRE PROTECTION	125.33
	NON-AD VALOREM ASSESSMENTS	\$125.33

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS \$1,475.10

Payments must be in U.S. funds drawn from a U.S. bank

Face: 1,648.55	Cert #1296	If Received By	Aug 31, 2020	Sep 30, 2020	Oct 30, 2020
Rate: 0.25%	Bidder #9922239	Please Pay	1,737.23	1,737.23	1,737.23

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT
Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

PAY DELINQUENT TAXES BY CASH,
CASHIER'S CHECK OR MONEY ORDER

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Aug 31, 2020
	1,737.23
AMOUNT IF PAID BY	Sep 30, 2020
	1,737.23
AMOUNT IF PAID BY	Oct 30, 2020
	1,737.23
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
03-0892-845
PROPERTY ADDRESS
2169 CLIFFBROOK AVE

YODER STEVE
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

STEVE YODER [20-418]
2169 CLIFFBROOK AVE
PENSACOLA, FL 32526

9171 9690 0935 0128 2898 34

*Contact -
owner*

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 TAX DEED SALE

DATE – 09-08-2020 – TAX CERTIFICATE #'S 01166

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 6, 13, 20, 27, 2020

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.



Digitally signed by Michael P. Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E000AE64, cn=Michael P. Driver
Date: 2020.08.27 09:50:10 -05'00'

PUBLISHER

Sworn to and subscribed before me this 27TH day of AUGUST
A.D., 2020



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2020.08.27 09:57:27 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01166, issued the 1st day of June, A.D., 2017 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 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268 SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030892845 (20-418)

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

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 second Tuesday in the month of September, which is the 8th day of September 2020.

Dated this 16th day of July 2020.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-08-06-13-20-27-2020

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020074384 9/8/2020 8:38 AM
OFF REC BK: 8364 PG: 947 Doc Type: RTD

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 8198, Page 1013, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01166, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 030892845 (20-418)

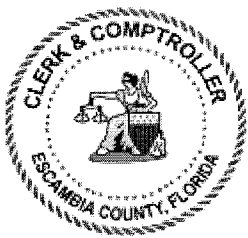
DESCRIPTION OF PROPERTY:

LT 68 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 6322 P 268

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: STEVE YODER

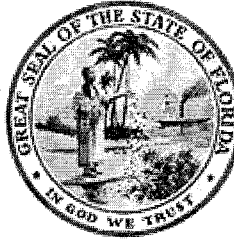
Dated this 8th day of September 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 030892845 Certificate Number: 001166 of 2017**

**Payor: LAURIE LEE MURRAY 1065 POLO CLUB DR NW MARIETTA GA 30064 Date
 09/08/2020**

Clerk's Check # 1
 Tax Collector Check # 1

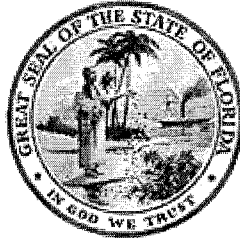
Clerk's Total \$544.06
 Tax Collector's Total \$5,167.35
 Postage \$5.75
 Researcher Copies \$3.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$5,737.16

- 40.00 reduced
5697.16

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

**Case # 2017 TD 001166
 Redeemed Date 09/08/2020**

Name LAURIE LEE MURRAY 1065 POLO CLUB DR NW MARIETTA GA 30064

Clerk's Total = TAXDEED	\$544.06
Due Tax Collector = TAXDEED	\$5,167.35
Postage = TD2	\$5.75
ResearcherCopies = TD6	\$3.00
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

Mylanda Johnson (COC)

From: Laurin Gray (COC)
Sent: Tuesday, September 8, 2020 8:06 AM
To: Emily Hogg (COC); Whitney Coppage (COC); Mylanda Johnson (COC)
Cc: Heather Mason (COC); Laurin Gray (COC)
Subject: WIRE

 Incoming Money Transfer Credit (195)  5,697.16 5,697.16 0.00 0.00 200908596

Text

 Create I

WIRE TYPE:WIRE IN DATE:090820 TIME:0607 ET
TRN:2020090800596444 SNDR REF:2020090800035809
SERVICE REF:417462
RELATED REF:OW00000941064014
ORIG:LAURIE LEE MURRAY 1065 POLO CLUB DR NW MARIETTA GA
300641283 US ID:000007040935541
ORG BK: ID:
INS BK: ID:
SND BK:WELLS FARGO BANK NA ID:0407
BNF:ESCAMBIA CLERK OF COURT 221 PALAFOX PLACE SUITE 110
PENSACOLA FL 32502 US ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
OW00000941064014 YODER 030892845
UETR:6232555b-cde9-434f-b204-fd4f235826ec

Laurin Gray, Operations Supervisor, Accounting Division
PAM CHILDERS, Clerk of the Circuit Court & Comptroller
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola, FL 32502
850-595-4126
lgray@escambiaclerk.com