

19-573

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900221

Date of Tax Deed Application

Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 8029**, 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: **13-3569-500**

Cert Holder:

**CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154**

Property Owner:

**LEROY WALLACE F SR
2313 N 7TH AVE
PENSACOLA, FL 32503
LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT
ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT (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 |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2017/8029 | 13-3569-500 | 06/01/2017 | 366.23 | 18.31 | 384.54 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2018/8192 | 13-3569-500 | 06/01/2018 | 378.72 | 6.25 | 18.94 | 403.91 |

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

| | |
|---|----------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant | 788.45 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | 0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | 337.88 |
| 4. Property Information 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) | 1,501.33 |

Total Amount Paid

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

| | |
|---|-----------|
| 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. | 20,905.00 |
| 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 | |

Total Amount Paid

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 2019

By

Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
13-3569-500 2017

LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900221

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154,

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 |
|----------------|-----------------|------------|--|
| 13-3569-500 | 2017/8029 | 06-01-2017 | LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63 |

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Navigate Mode
 ☐ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 000S009020016086
Account: 133569500
Owners: LEROY WALLACE F SR
Mail: 2313 N 7TH AVE
 PENSACOLA, FL 32503
Situs: 2313 N 7TH AVE 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|----------|----------|----------|----------|
| 2018 | \$22,000 | \$24,136 | \$46,136 | \$41,810 |
| 2017 | \$20,900 | \$22,048 | \$42,948 | \$40,951 |
| 2016 | \$20,900 | \$22,455 | \$43,355 | \$40,109 |

[Disclaimer](#)

Tax Estimator

[File for New Homestead Exemption Online](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|----------|------|-------------------------------|
| 05/25/2009 | 6469 | 293 | \$100 | QC | View Instr |
| 04/2002 | 4877 | 1488 | \$100 | QC | View Instr |
| 03/2001 | 4679 | 147 | \$100 | QC | View Instr |
| 04/1997 | 4118 | 1620 | \$28,700 | WD | View Instr |

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

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

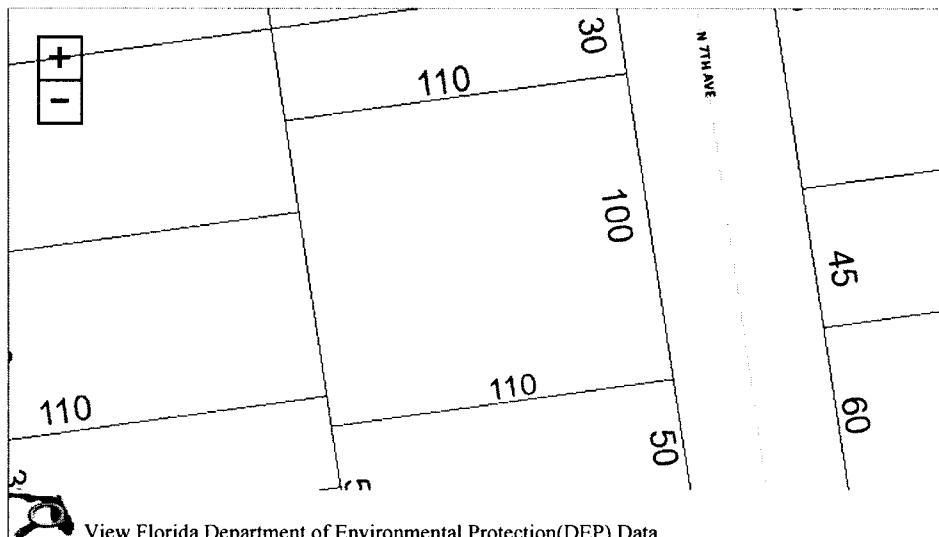
Section Map

Id: CA063

Approx. Acreage: 0.2525

Zoned: R-1A

Evacuation & Flood Information
[Open Report](#)




Buildings

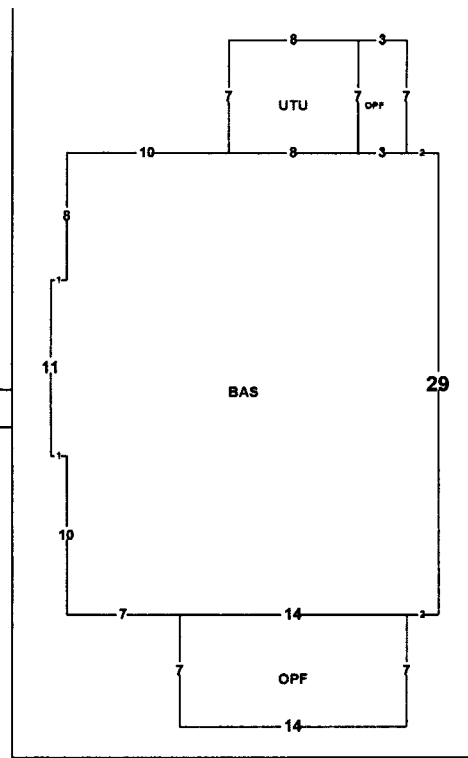
Address: 2313 N 7TH AVE, Year Built: 1923, Effective Year: 1950

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 853 Total SF
BASE AREA - 678
OPEN PORCH FIN - 119
UTILITY UNF - 56



Images



10/12/16

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:05/08/2019 (tc.6154)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08029**, 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 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133569500 (19-573)

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

WALLACE F LEROY SR

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 December, which is the **2nd day of December 2019**.

Dated this 13th day of May 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

19-513

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.: 15339

September 4, 2019

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 09-04-1999, through 09-04-2019, and said search reveals the following:

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

Wallace F. LeRoy, Sr.

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: 

September 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15339

September 4, 2019

000S009020016086 - Full Legal Description

LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT
19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15339

September 4, 2019

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

1. Possible Certificate of Delinquency filed by Hillary J. Hixon recorded in O.R. Book 7548, page 1684. 293.
2. Utility Lien filed by ECUA in O.R. Book 6753, page 1937.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$47,993.00. Tax ID 13-3569-500.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 13-3569-500

CERTIFICATE NO.: 2017_8029

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 2019 tax year.

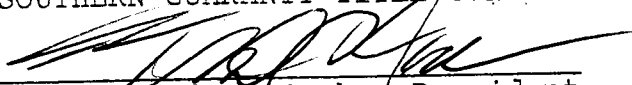
Wallace F. LeRoy, Sr.
2313 N. 7th Ave.
Pensacola, FL 32503

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Hillary J. Hixon
3785 SW 90th Ave.
Mirimar, FL 33025

Certified and delivered to Escambia County Tax Collector,
this 4th day of September, 2019.

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:
Wallace F. LeRoy Sr.
2313 N 7TH AVE
Pensacola, FL 32503
Tax ID Number: 13-3569-500 & 13-3570-000

QUIT CLAIM DEED (INDIVIDUAL)

This QUIT CLAIM DEED, dated May 25th, 2009 by:
Katherine LeRoy and Angelena LeRoy aka Angelena H. LeRoy
whose post office address is:

3200 Cherry Hill CT. Dothan, AL 36303-1848
hereinafter called the GRANTOR, to:

Wallace F. LeRoy Sr.
whose post office address is:
2313 N 7TH AVE., FL 32503

hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTEE has in and to the following described lot, piece or parcel of land, situate, lying and being in **Escambia County, Florida**, viz:

Parcel 1

Lot 16 and the North 20 Feet of Lot 17, Block 86, East King Tract, East of Tarragona, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

and

Parcel 2

All of Lot 18, The North 10 Feet of Lot 19, and the The South 10 Feet of Lot 17, Block 86 (According to the plan of Leslie E. Brooks as Recorded in Deed Book 41, page 299, of the Public Records of Escambia County, Florida). East King Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Lou Arthur Green*
Print Name: Lou Arthur Green

Signature: *Samuel Lewis*
Print Name: Samuel Lewis

Katherine LeRoy
Katherine LeRoy
Angelena LeRoy / Angelena H. LeRoy
Angelena LeRoy aka Angelena H. LeRoy

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me on by:

Katherine LeRoy and Angelena LeRoy aka Angelena H. LeRoy

He/She is personally known to me or who has produced _____ as identification.

Notary Seal

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD427386
Expires June 6, 2009

Signature: *Rosalind Anise Maxwell*
Print Name: Rosalind Anise Maxwell

This Instrument Was Prepared
By And Is To Be Returned To:
Amy Carillion
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL
LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

Customer: Wallace F Leroy

Account Number: 188658-25996

Amount of Lien: \$52.58, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 8/12/11

EMERALD COAST UTILITIES AUTHORITY

BY: Amy Carillion

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12 day of August, 20 11, by Amy Carillion of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



GABRIEL M. BROWN
My Comm. Exp. Nov. 22, 2013
ID# 942074 ID# 782227
[] Personally Known
[] Other ID

[Signature]
Notary Public, State of Florida

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

CASE NO.: 11-0102003-DR JD/DIV: V
UCN: 17 2011 DR 102003 XXXX JV

HIxon, HILLARY J.
3785 SW 90TH AVE
MIRAMAR, FL 33025-7620
Petitioner.

vs.

LEROY, WALLACE F.
1210 FORT SMITH CIR
PENSACOLA, FL 32505-3944
Respondent.

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2016 JUN 29 A 8:59

DOMESTIC RELATIONS
FL 771.01

JUDGMENT/CERTIFICATE OF DELINQUENCY

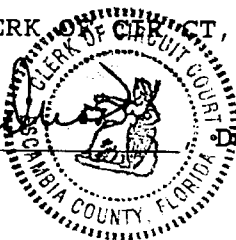
The undersigned, being the duly authorized local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County, certifies that LEROY, WALLACE F. has failed to pay into the depository the court-ordered support payment mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$18,782.00 balance at terms, not including any costs or fees. Statutory interest automatically accrues on all past due support pursuant to F.S.55.03.

I further certify that LEROY, WALLACE F. was issued a Notice of Delinquency on 10/04/2012, and 30 or more days have elapsed since the referenced delinquent payment was due. Pursuant to F.S. 61.14 this Certificate is a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated June 29, 2016.

ESCAMBIA CTY CLERK OF CIRCUIT CT, PAM CHILDERS

By: 



Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08029 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| | |
|--|--|
| WALLACE F LEROY SR 2313 N 7TH AVE PENSACOLA, FL 32503 | HILLARY J HIXON 3785 SW 90TH AVE MIRIMAR FL 33025 |
| WALLACE F LEROY 1210 FORT SMITH CIR PENSACOLA FL 32505 | ESCAMBIA COUNTY 190 GOVERNMENTAL CENTER PENSACOLA FL 32502 |
| ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514 | |

WITNESS my official seal this 17th day of October 2019.



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 December 2, 2019, 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 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133569500 (19-573)

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WALLACE F LEROY SR

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 December, which is the **2nd day of December 2019.**

Dated this 11th day of October 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.



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CLERK OF THE CIRCUIT COURT
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Post Property:

2313 N 7TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 10th day of October 2019.

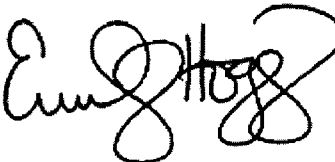
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

WALLACE F LEROY SR
2313 N 7TH AVE
PENSACOLA, FL 32503

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 |
|----------------|--------------|-------------|---------------------------|
| 13-3569-500 | 16 | | 0005009020016086 |

PROPERTY ADDRESS:

2313 N 7TH AVE

EXEMPTIONS:

HOMESTEAD EXEMPTION

LEROY WALLACE F SR
2313 N 7TH AVE
PENSACOLA, FL 32503

PRIOR YEAR(S) TAXES OUTSTANDING

19-573

17/8029

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|----------------------|----------------|----------------|-------------------------|----------------|-----------------|
| COUNTY | 6.6165 | 42,604 | 25,000 | 17,604 | 116.48 |
| PUBLIC SCHOOLS | | | | | |
| BY LOCAL BOARD | 2.0990 | 42,604 | 25,000 | 17,604 | 36.95 |
| BY STATE LAW | 3.9440 | 42,604 | 25,000 | 17,604 | 69.43 |
| PENSACOLA | 4.2895 | 42,604 | 25,000 | 17,604 | 75.51 |
| WATER MANAGEMENT | 0.0327 | 42,604 | 25,000 | 17,604 | 0.58 |
| M.S.T.U. LIBRARY | 0.3590 | 42,604 | 25,000 | 17,604 | 6.32 |
| TOTAL MILLAGE | 17.3407 | | | | |
| | | | AD VALOREM TAXES | | \$305.27 |

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

| | | |
|---|-----------------------------------|----------------|
| LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL See Additional Legal on Tax Roll | SW STORMWATER(CITY OF PENSACOLA) | 31.79 |
| | NON-AD VALOREM ASSESSMENTS | \$31.79 |

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$337.06

| If Paid By Please Pay | Nov 30, 2019 | Dec 31, 2019 | Jan 31, 2020 | Feb 29, 2020 | Mar 31, 2020 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | \$323.58 | \$326.95 | \$330.32 | \$333.69 | \$337.06 |

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

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

PAY ONLY ONE AMOUNT

| | |
|-------------------|--------------|
| AMOUNT IF PAID BY | Nov 30, 2019 |
| | 323.58 |
| AMOUNT IF PAID BY | Dec 31, 2019 |
| | 326.95 |
| AMOUNT IF PAID BY | Jan 31, 2020 |
| | 330.32 |
| AMOUNT IF PAID BY | Feb 29, 2020 |
| | 333.69 |
| AMOUNT IF PAID BY | Mar 31, 2020 |
| | 337.06 |

DO NOT FOLD, STAPLE, OR MUTILATE

| ACCOUNT NUMBER |
|------------------|
| 13-3569-500 |
| PROPERTY ADDRESS |
| 2313 N 7TH AVE |

LEROY WALLACE F SR
2313 N 7TH AVE
PENSACOLA, FL 32503

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19- 573

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV048401NON

Agency Number: 20-000925

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08029 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WALLACE F LEROY SR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 10/25/2019 at 7:04 AM and served same on WALLACE F LEROY SR , at 7:57 AM on 10/29/2019 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: K. Lucas 9/16
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 2, 2019, 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 **CAZENOVIA CREEK FUNDING II LLC** holder of Tax Certificate No. **08029**, 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 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133569500 (19-573)

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

WALLACE F LEROY SR

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 December, which is the **2nd day of December 2019.**

Dated this 10th day of October 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.

Personal Services:

WALLACE F LEROY SR
2313 N 7TH AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-573

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV048403NON

Agency Number: 20-000926

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08029 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WALLACE F LEROY SR

Defendant:

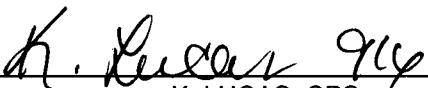
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2019 at 7:04 AM and served same at 12:26 PM on 10/25/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 2, 2019, 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 CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 08029, 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 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133569500 (19-573)

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

WALLACE F LEROY SR

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 December, which is the **2nd day of December 2019.**

Dated this 10th day of October 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.

Post Property:

2313 N 7TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WALLACE F LEROY SR [19-573]
2313 N 7TH AVE
PENSACOLA, FL 32503

9171 9690 0935 0128 2587 55

HILLARY J HIXON [19-573]
3785 SW 90TH AVE
MIRIMAR FL 33025

9171 9690 0935 0128 2585 40

WALLACE F LEROY [19-573]
1210 FORT SMITH CIR
PENSACOLA FL 32505

9171 9690 0935 0128 2585 57

ESCAMBIA COUNTY [19-573]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

ECUA [19-573]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2585 64

Owner called

Pam Childers

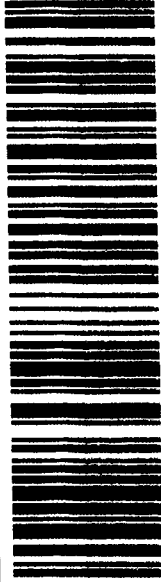
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

REGISTERED MAIL™



9171 9690 0935 0128 2587 55

NEOPCST

10/17/2019

US POSTAGE \$005.60



ZIP 32502

641011272965



UNCLAIMED

NH 21

WALLACE F LEROY SR [19-573]

2313 N 7TH AVE

PENSACOLA, FL 32503

322 DE 1 0011/07/19

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC 32502589555

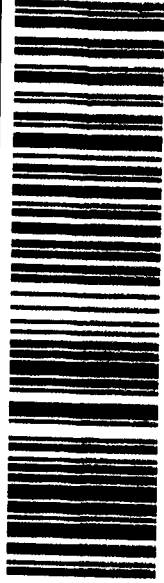
72187-04226-18-43

2019 NOV 12 12:11

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

2019 NOV 22 10 28 37
CLE

CERTIFIED MAIL™



9171 9690 0935 0128 2585 40

NEOPOST
10/17/2019
US POSTAGE \$005.60
ZIP 32502
041111272655



10/21/19

HILLARY J HIXON [19-573] IF
3785 SW 90TH AVE
MIRIMAR FL 33025

331 DE 1 0011/15/19
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9332004522098971

UNC 325022098971

325022098971 2187-04285-13-13



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

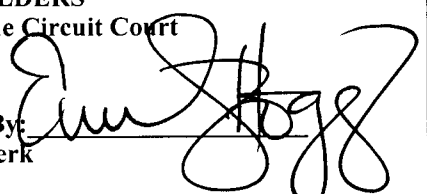
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 133569500 Certificate Number: 008029 of 2017**

Payor: WALLACE F LEROY SR 2313 N 7TH AVE PENSACOLA, FL 32503 Date 11/27/2019

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$523.04 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,687.74 |
| | | Postage | \$22.40 |
| | | Researcher Copies | \$3.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$2,253.18 |

\$2,183.66

**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 # 2017 TD 008029

Redeemed Date 11/27/2019

Name WALLACE F LEROY SR 2313 N 7TH AVE PENSACOLA, FL 32503

| | | |
|--|------------|----------------|
| Clerk's Total = TAXDEED | \$523.04 | 2141.26 |
| Due Tax Collector = TAXDEED | \$1,687.74 | |
| Postage = TD2 | \$22.40 | |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

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: 133569500 Certificate Number: 008029 of 2017

Redemption ☐ Yes ☒ No Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|---|
| | Auction Date <input type="text" value="12/02/2019"/> | Redemption Date <input type="text" value="11/27/2019"/> |
| Months | 8 | 7 |
| Tax Collector | <input type="text" value="\$1,501.33"/> | <input type="text" value="\$1,501.33"/> |
| Tax Collector Interest | \$180.16 | \$157.64 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$1,687.74 | <input type="text" value="\$1,665.22"/> 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 | \$56.04 | \$49.04 |
| Total Clerk | \$523.04 | <input type="text" value="\$516.04"/> 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="\$22.40"/> | <input type="text" value="\$22.40"/> |
| Researcher Copies | <input type="text" value="\$3.00"/> | <input type="text" value="\$3.00"/> |
| Total Redemption Amount | \$2,253.18 | \$2,223.66 |
| | Repayment Overpayment Refund Amount | \$29.52 |
| Book/Page | <input type="text" value="8094"/> | <input type="text" value="702"/> |

Notes

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 8094, Page 702, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08029, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **133569500 (19-573)**

DESCRIPTION OF PROPERTY:

**LT 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL
LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: WALLACE F LEROY SR

Dated this 27th day of November 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 08029, 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 16 AND N 20 FT LT 17 BLK 86 BROOKS S/D EAST KING TRACT ALSO S 10 FT LT 17 ALL LT 18 & N 10 FT LT 19 BLK 86 BROOKS S/D EAST KING TRACT OR 6469 P 293 CA 63 SECTION 00, TOWNSHIP 0 S, RANGE 00 W TAX ACCOUNT NUMBER 133569500 (19-573)
The assessment of the said property under the said certificate issued was in the name of

WALLACE F LEROY SR

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 December, which is the 2nd day of December 2019.

Dated this 17th day of October 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

4WR10/30-11/20TD

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 2017 TD 08029 in the Escambia Court was published in said newspaper in and was printed and released on October 30, 2019, November 6, 2019, November 13, 2019 and November 20, 2019.

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, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2019, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020