



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

0822-35

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Aug 25, 2021
Property description	ABNER WALTER & MOORE CHARLIE C/O BRIAN SCOTT 202 SPRING MAIDEN CT UNIT 303 GLEN BURNIE, MD 21060 300 HILLTOP RD BLK 11-1228-000 BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 (Full legal attached.)	Certificate #	2019 / 6104
		Date certificate issued	06/01/2019

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)
# 2019/6104	06/01/2019	145.32	24.52	169.84
→ Part 2: Total*				169.84

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)
# 2021/5076	06/01/2021	142.56	6.25	7.13	155.94
# 2020/6466	06/01/2020	168.96	6.25	17.74	192.95
# 2018/6418	06/01/2018	147.44	6.25	44.32	198.01
Part 3: Total*					546.90

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)	716.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,091.74

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>Shirley Rich, CFCA</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>September 7th, 2021</u>
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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>08/01/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

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.

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100671

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130,

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
11-1228-000	2019/6104	06-01-2019	BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

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
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130

08-25-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID: 055N302202000000
 Account: 111228000
 Owners: ABNER WALTER &
 MOORE CHARLIE
 Mail: C/O BRIAN SCOTT
 202 SPRING MAIDEN CT UNIT 303
 GLEN BURNIE, MD 21060
 Situs: 300 HILLTOP RD BLK 32535
 Use Code: VACANT RESIDENTIAL
 Taxing Authority: CENTURY 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
2021	\$6,314	\$0	\$6,314	\$6,314
2020	\$6,314	\$0	\$6,314	\$6,314
2019	\$6,314	\$0	\$6,314	\$6,314

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1967	352	285	\$100	WD	

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

2021 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15
 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15
 MIN W 500 FT TO SEC...

Extra Features

None

Parcel Information

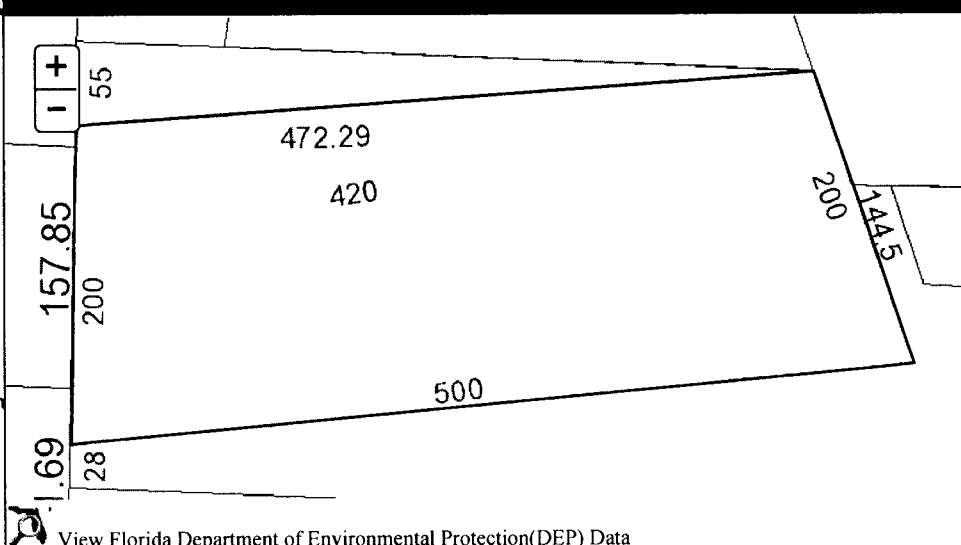
[Launch Interactive Map](#)

Section
 Map Id:
 05-5N-30-1

Approx.
 Acreage:
 2.3462

Zoned:

Evacuation
 & Flood
 Information
[Open
 Report](#)



[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: 09/17/2021 (tc 2438)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVK REAL ESTATE LLC** holder of **Tax Certificate No. 06104**, issued the **1st** day of **June, A.D., 2019** 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:

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111228000 (0822-35)

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

WALTER ABNER and CHARLIE MOORE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **1st day of August 2022**.

Dated this 20th day of December 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 #: 11-1228-000 CERTIFICATE #: 2019-6104

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: May 1, 2002 to and including May 1, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 9, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 9, 2022

Tax Account #: **11-1228-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WALTER ABNER AND CHARLIE MOORE**
By Virtue of Warranty Deed recorded 8/21/1967 in OR 352/285
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:
 - a. **NONE**
4. Taxes:

Taxes for the year(s) 2017-2021 are delinquent.
Tax Account #: 11-1228-000
Assessed Value: \$6,314.00
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: AUGUST 1, 2022
TAX ACCOUNT #: 11-1228-000
CERTIFICATE #: 2019-6104

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>2021</u> tax year.

WALTER ABNER AND CHARLIE MOORE
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE, MD 21060

Certified and delivered to Escambia County Tax Collector, this 9th day of May, 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

May 9, 2022

Tax Account #:11-1228-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200
FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285**

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1228-000(0822-35)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE ALSO FIND NO RECORDED ACCESS.**

335
330
335

WARRANTY DEED

352 PAGE 285

Printed and Sold by
Maple Printing Company
Tallahassee, Florida
Master Form D-3 - Rev. 1-59

State of Florida,

County

KNOW ALL MEN BY THESE PRESENTS: THAT I, LENA GRAHAM, a widow woman

for and in consideration of the sum of One Dollar and other things of value DOLLARS

to me in hand paid by WALTER ABNER AND CHARLIE MOORE the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said WALTER ABNER AND CHARLIE MOORE

their heirs and assigns forever, the following described real estate, situate, lying and being in County of ESCAMBIA State of FLORIDA to-wit: Beginning at the Northwest corner of Section 5, Township 5 North, Range 30 West. Thence run South 695 feet to form a starting point. Thence North 81 degrees and 15 minutes East 480 feet. Thence South 21 degrees and 45 minutes East, 200 feet. Thence South 81 degrees and 15 minutes West, 500 feet and to Section line. Thence North 200 feet to starting point. All lying and being in the Northwest Quarter of the Northwest Quarter of Section 5, Township 5 North, Range 30 West. Containing two acres more or less.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
00.30

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the above described premises unto the said

WALTER ABNER AND CHARLIE MOORE, their heirs and assigns, forever; free from all exemption of homestead right or claim of me the said grantor. If any such right or claim I possess: And I the said grantor, for me and my heirs, do covenant with the said grantee and their heirs and assigns, that I am well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantee and their heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 18th day of August, 1967

Signed, sealed and delivered in the presence of
James R. White (Seal)
Melba White (Seal)
Lena Graham (Seal)

State of FLORIDA
County of ESCAMBIA

This day, before the undersigned personally appeared LENA GRAHAM, a widow woman

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and
acknowledged that she executed the same for the uses and purposes therein expressed.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 18th
day of August, 1927

James R. White

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 27, 1928
BORN FEBRUARY 28, 1868

State of Florida	County
TO	
Warranty Deed	
Received this	day
of	A. D. 19
at	o'clock
and Recorded in Volume	Page
the	day of
By	Clerk Circuit Court.
	D.C.

326820

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
AUG 21 12 28 PM '27
IN PRESENCE OF
JOE A. FLESCA, CLERK
CIRCUIT COURT

James R. White
Notary Public
Escambia, Fla.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06104 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 16, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WALTER ABNER C/O BRIAN SCOTT 202 SPRING MAIDEN CT UNIT 303 GLEN BURNIE, MD 21060	CHARLIE MOORE C/O BRIAN SCOTT 202 SPRING MAIDEN CT UNIT 303 GLEN BURNIE, MD 21060
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WITNESS my official seal this 16th day of June 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 August 1, 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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06104, issued the 1st day of June, A.D., 2019 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:

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111228000 (0822-35)

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

WALTER ABNER and CHARLIE MOORE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 1st day of August 2022.

Dated this 13th day of June 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

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Post Property:

300 HILLTOP RD BLK 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WALTER ABNER [0822-35]
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE,

9171 9690 0935 0128 2777 94

✓ delivered

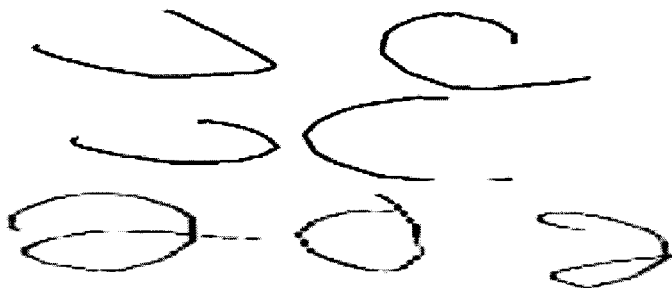
CHARLIE MOORE [0822-35]
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE,

9171 9690 0935 0128 2777 87

✓ delivered

Meter:	31219251	Mailing Date:	06/22/22 12:36 PM
Tracking Number:	9171969009350128277794	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	21060
Service:	ERR	City:	GLEN BURNIE
Value	\$0.530	State:	MD

Proof of Delivery



Status Details

▼ Status Date	Status
Mon, 06/27/22, 02:00:00 PM	OK : Delivered
Mon, 06/27/22, 06:43:00 AM	Out for Delivery
Mon, 06/27/22, 06:32:00 AM	Arrival at Unit
Fri, 06/24/22, 11:18:00 PM	Processed (processing scan)
Fri, 06/24/22, 10:59:00 PM	Dispatched from Sort Facility
Fri, 06/24/22, 04:18:00 PM	Processed (processing scan)
Ved, 06/22/22, 09:53:00 PM	Processed (processing scan)
Ved, 06/22/22, 09:10:00 PM	Processed (processing scan)
Ved, 06/22/22, 07:55:00 PM	Origin Acceptance
Ved, 06/22/22, 04:27:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Tracking Number Information

Meter:	31219251	Mailing Date:	06/22/22 12:36 PM
Tracking Number:	9171969009350128277787	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	21060
Service:	ERR	City:	GLEN BURNIE
Value	\$0.530	State:	MD

Proof of Delivery

Handwritten signature: J C 202

Status Details

▼ Status Date

Status

Sat, 06/25/22, 01:19:00 PM	OK : Delivered
Sat, 06/25/22, 07:18:00 AM	Out for Delivery
Sat, 06/25/22, 07:07:00 AM	Arrival at Unit
Fri, 06/24/22, 10:59:00 PM	Dispatched from Sort Facility
Fri, 06/24/22, 04:18:00 PM	Processed (processing scan)
Wed, 06/22/22, 09:53:00 PM	Processed (processing scan)
Wed, 06/22/22, 09:10:00 PM	Processed (processing scan)
Wed, 06/22/22, 07:55:00 PM	Origin Acceptance
Wed, 06/22/22, 04:27:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

THE SUMMATION WEEKLY

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

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR6/29-7/20TD

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 **2019-TD-06104** in the Escambia County Court was published in said newspaper in and was printed and released on June 29, 2022; July 6, 2022; July 13, 2022; and July 20, 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

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 20th day of July, 2022, by MALCOLM BALLINGER, who is personally known to me.

X Brooklyn Faith Coates

, NOTARY PUBLIC



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



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2021 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1228-000	02		055N302202000000

PROPERTY ADDRESS:

EXEMPTIONS:

ABNER WALTER &
MOORE CHARLIE
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE, MD 21060

300 HILLTOP RD BLK

PRIOR YEAR(S) TAXES OUTSTANDING

19/6104

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

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	6,314	0	6,314	41.78
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	6,314	0	6,314	12.39
BY STATE LAW	3.6950	6,314	0	6,314	23.33
WATER MANAGEMENT	0.0294	6,314	0	6,314	0.19
CENTURY	0.9204	6,314	0	6,314	5.81
M.S.T.U. LIBRARY	0.3590	6,314	0	6,314	2.27
ESCAMBIA CHILDRENS TRUST	0.5000	6,314	0	6,314	3.16
TOTAL MILLAGE	14.0823			AD VALOREM TAXES	\$88.93

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E See Additional Legal on Tax Roll	FP FIRE PROTECTION	15.09
	NON-AD VALOREM ASSESSMENTS	\$15.09

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$104.02

Face: 144.14 Rate: 0.25%	Cert #5467 Bidder #12566415	If Received By Please Pay	Jul 29, 2022 \$157.60	Aug 31, 2022 \$157.60	Sep 30, 2022 \$157.60
-----------------------------	--------------------------------	------------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

2021 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	Jul 29, 2022
	157.60
AMOUNT IF PAID BY	Aug 31, 2022
	157.60
AMOUNT IF PAID BY	Sep 30, 2022
	157.60
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

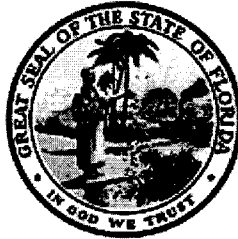
11-1228-000

PROPERTY ADDRESS

300 HILLTOP RD BLK

ABNER WALTER &
MOORE CHARLIE
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE, MD 21060

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

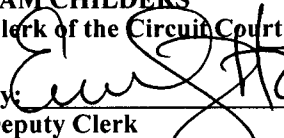
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cert # 006104 of 2019 Date 8/1/2022
Name EDNA SANDERS

Cash Summary

Cash Deposit	\$535.00
Total Check	\$10,282.40
Grand Total	\$10,817.40

Purchase Price (high bid amount)	\$10,700.00	Total Check	\$10,282.40
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$74.90	Adv Doc. Stamps	\$74.90
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,002.54	Postage	\$12.36
		Researcher Copies	\$0.00
- postage	\$12.36		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,990.18	Registry of Court	\$1,990.18
Purchase Price (high bid)	\$10,700.00		
-Registry of Court	\$1,990.18	Overbid Amount	\$8,697.46
-advance recording (for mail certificate)	\$18.50		
-postage	\$12.36		
-Researcher Copies	\$0.00		
= Overbid Amount	\$8,697.46		

PAM CHILDERS
 Clerk of the Circuit Court
 By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 006104

Sold Date 8/1/2022

Name EDNA SANDERS

RegistryOfCourtT = TAXDEED	\$1,990.18
overbidamount = TAXDEED	\$8,697.46
PostageT = TD2	\$12.36
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$74.90
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2019	0101	CASE FILED 06/01/2019 CASE NUMBER 2019 TD 006104	
9/17/2021	TD83	TAX COLLECTOR CERTIFICATION	
9/17/2021	TD84	PA'S INFO	
9/17/2021	RECEIPT	PAYMENT \$456.00 RECEIPT #2021072122	
1/11/2022	TD84	NOTICE OF TDA	
6/7/2022	TD82	PROPERTY INFORMATION REPORT	
6/17/2022	TD81	CERTIFICATE OF MAILING	
7/1/2022	CheckVoided	CHECK (CHECKID 120190) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
7/1/2022	CheckMailed	CHECK PRINTED: CHECK # 900033873 - - REGISTRY CHECK	
7/14/2022	TD84	CERT MAIL TRACKING	
7/22/2022	TD84	PROOF OF PUBLICATION	
7/27/2022	TD84	2021 TAX BILL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
9/17/2021 2:31:43 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
9/17/2021 2:31:44 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
9/17/2021 2:32:57 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

9/17/2021 2:32:29 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
9/17/2021 2:32:40 PM	TD70	ADVANCE PAY ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
9/17/2021 2:36:13 PM	2021072122	AVK REAL ESTATE LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
7/1/2022 3:37:21 PM	Check (outgoing)	101700592	BALLINGER PUBLISHING	PO BOX 12665	200.00	900033873 CLEARED ON 7/1/2022
9/17/2021 2:36:13 PM	Deposit	101616385	AVK REAL ESTATE LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			9,200.00		-8,880.00	

73041

EDNA Sanders

\$10,700.00

Deposit
\$535.00

RT OFFICIAL TAX DEED SALE

Home About Us FAQ

Auction Results Report

** Doc stamps for tax deed auction

Edit Name on Title



AM CT on the following business day after th

Sale Date Case ID Parc

Name on Title Custom Fields Style

Case Number: 2019 TD 006104

Result Date: 08/01/2022

Title Information:

Name: JNE RENTALS INC

Address1: 156 OVERLOOK DR

Address2:

City: PENSACOLA

State: FL

Zip: 32503

Cancel

Update

Doc #	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title
.00	\$207.20	\$28,369.70	06537	FRE Investments I 1300	
.00	\$15.40	\$2,057.90	06121	Eric Kennedy	107 N
.00	\$74.90	\$10,282.40	06104	JNE RENTALS INC	156 C
.00	\$84.70	\$11,622.20	05178	BADARUDDIN SO	1800
.00	\$77.00	\$10,569.50	03634	L2V Development	1268
.00	\$26.60	\$3,669.10	02696	Shiya Gross	25 Rc
.00	\$12.60	\$55.10	02176		
.00	\$21.00	\$2,863.50	01003	Feagley Holdings I	9338
.00	\$35.70	\$4,923.20	03762	Marcela Steed	4470
.00	\$23.10	\$3,165.60	03276	Jeremy Patterson	5808
.00	\$21.70	\$2,964.20	02107	Taborelli Property	5116
.00	\$25.90	\$3,568.40	01312	Taborelli Property	5116
.00	\$63.00	\$8,655.50	03472	L2V Development	1268
.00	\$175.70	\$24,063.20	08967	Plan B Group of FI	770 B
.00	\$14.00	\$58.50	08920		
.00	\$115.50	\$15,833.00	08282	Tucker Land Comp	6901
.00	\$107.10	\$14,684.60	08151	Pradeep M. Parek	754 b
.00	\$156.10	\$21,383.60	05127	FRE Investments I	1300
.00	\$26.60	\$3,669.10	03992	MARY A. BOMMAI	PO B
.00	\$35.70	\$4,923.20	03871	Andala Enterprises	5201



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

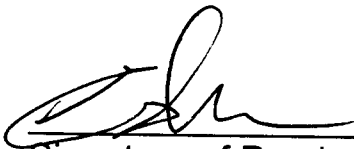
TAX DEED INFORMATION SHEET

Tax Certificate Number: 06104 of 2019

Date of Auction: 08/01/2022

Name of Grantee EXACTLY as it should appear on the tax deed:

Edna M. Sanders
152 Overlook DR
Pensacola, FL 32503


Signature of Purchaser

08/01/2022
Date

Edna M. Sanders
Printed Name of Purchaser

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06104 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 16, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WALTER ABNER C/O BRIAN SCOTT 202 SPRING MAIDEN CT UNIT 303 GLEN BURNIE, MD 21060	CHARLIE MOORE C/O BRIAN SCOTT 202 SPRING MAIDEN CT UNIT 303 GLEN BURNIE, MD 21060
---	--

WITNESS my official seal this 16th day of June 2022.



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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06104, issued the 1st day of June, A.D., 2019 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:

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

SECTION 05, TOWNSHIP 5 N, RANGE 30 W
TAX ACCOUNT NUMBER 111228000 (0822-35)

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

WALTER ABNER and CHARLIE MOORE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 1st day of August 2022.

Dated this 16th day of June 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

4WR6/29-7/20TD

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 2019-TD-06104 in the Escambia County Court was published in said newspaper in and was printed and released on June 29, 2022; July 6, 2022; July 13, 2022; and July 20, 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

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 20th day of July, 2022, by MALCOLM BALLINGER, who is personally known to me.

X Brooklyn Faith Coates

, NOTARY PUBLIC



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

DR-506 R. 04/16
Rule 12D-16 002
Florida Administrative Code
Eff. 04/16

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022078938 8/3/2022 1:28 PM
OFF REC BK: 8834 PG: 1853 Doc Type: TXD
Recording \$10.00 Deed Stamps \$74.90

Tax deed file number 0822-35

Parcel ID number 055N302202000000

TAX DEED

Escambia County, Florida

for official use only

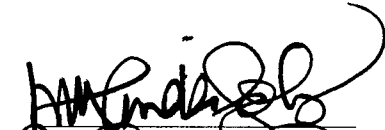
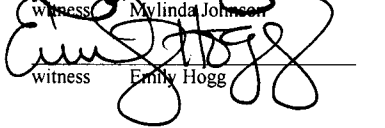
Tax Certificate numbered 06104 issued on June 1, 2019 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 1st day of August 2022, the land was offered for sale. It was sold to **EDNA M SANDERS**, 152 OVERLOOK DR PENSACOLA FL 32503, who was the highest bidder and has paid the sum of the bid as required by law.

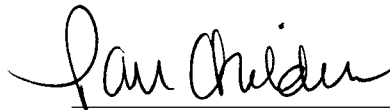
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LN LY 200 FT TO BEG OR 352 P 285 SECTION 05, TOWNSHIP 5 N, RANGE 30 W

**** Property previously assessed to: WALTER ABNER, CHARLIE MOORE**

On 1st day of August 2022, in Escambia County, Florida, for the sum of (\$10,700.00) TEN THOUSAND SEVEN HUNDRED AND 00/100 Dollars, the amount paid as required by law.



witness Mylinda Johnson

witness Emily Hogg


Clerk of Court or County Comptroller
Escambia County Florida



On this 1st day of Aug, 2022, before me personally appeared Pam Childers
Clerk of the Circuit Court or County Comptroller 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 office seal date aforesaid


MYLINDA JOHNSON



Mylinda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary

Tax Cert		2019 TD 006104	
Property Owner		Walter Abner Charlie Moore	
Property Address		300 Hilltop Rd BLK 32535	
SOLD TO:			
Edna Sanders \$10,700.00			
		Amt Available to Disburse \$	
Disbursed to/for:		Check #	
Amount:		Balance	
Recording Fees (from TXD receipt)	\$ 103.40 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 147.96 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 1826.33 ✓		\$
Refund High Bidder unused sheriff fees	\$ 120.00 ✓		\$
Additional taxes	\$ 157.60 ✓		\$ 8,549.50
Postage final notices	\$ 12.36 ✓		\$ 8,537.14
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Post sale process:		Lien Information:	
Tax Deed Results Report to Tax Collector	✓		Due \$
Print Deed/Send to Admin for signature	✓		Paid \$
Request check for recording fees/doc stamps	✓		Due \$
Request check for Clerk Registry fee/fee due clerk	✓		Paid \$
Request check for Tax Collector fee (\$6.25 etc)	✓		Due \$
Request check for certificate holder refund/taxes & app fees	✓		Paid \$
Request check for any unused sheriff fees to high bidder	✓		Due \$
Print Final notices to all lienholders/owners	✓		Paid \$
Request check for postage fees for final notices	✓		Due \$
Determine government liens of record/ amounts due	✓		Paid \$
Record Tax Deed/Certificate of Mailing	✓		Due \$
Copy of Deed for file and to Tax Collector	✓		Paid \$
Notes:			Due \$
			Paid \$
			Due \$
			Paid \$
			Due \$
			Paid \$
			Due \$
			Paid \$



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CHARLIE MOORE
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE, MD 21060

Tax Deed File # 0822-35
Certificate # 06104 of 2019
Account # 111228000

Property legal description:

BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LI NLY 200 FT TO BEG OR 352 P 285

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **August 1, 2022**, and a surplus of **\$8,537.14** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 17th day of August 2022.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 2189 02



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

WALTER ABNER
C/O BRIAN SCOTT
202 SPRING MAIDEN CT UNIT 303
GLEN BURNIE, MD 21060

Tax Deed File # 0822-35
Certificate # 06104 of 2019
Account # 111228000

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BEG AT NW COR OF SEC S 695 FT FOR BEG N 81 DEG 15 MIN E 480 FT S 21 DEG 45 MIN E 200 FT S 81 DEG 15 MIN W 500 FT TO SEC LNLY 200 FT TO BEG OR 352 P 285

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **August 1, 2022**, and a surplus of **\$8,537.14** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 17th day of August 2022.



ESCAMBIA COUNTY CLERK OF COURT

By 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

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